



**Stratham Planning Board
AGENDA
January 5, 2022
Stratham Municipal Center
Hutton Room
Time: 7:00 PM**

The public may also access this meeting at the date and time above using this conference call information. Please dial **1-800-764-1559** and input **4438** when prompted for a user pin/code. Please follow the Chair's instructions delivered at the meeting in order to register comments during the public meeting.

If at any time during the meeting you have difficulty hearing the proceedings, please e-mail mconnors@strathamnh.gov.

1. Call to Order/Roll Call

2. Approval of Minutes:

- a. December 8, 2022

3. Public Meeting:

- a. Discussion of Proposed 2022 Capital Improvement Program
- b. Tuck Realty Corp. (Applicant), Lionel R. LaBonte Revocable Trust (Owner) - Request for Preliminary Consultation for a proposed housing development consisting of 74 housing units in 37 two-unit buildings at 13 and 15 Stoneybrook Drive, Zoned Special Commercial. Application submitted by Jones & Beach Engineers, Inc., P.O. Box 219, Stratham, NH 03885.
- c. Appointment of Planning Board representative to the Heritage Commission

4. Public Meeting:

- a. The Planning Board will hold a public hearing on the proposed zoning amendments outlined below. The full text of the amendments is available at the Planning Department and on the Town website at www.strathamnh.gov.
 - i. Amendment #3: Accessory Dwelling Units. To delete Sub-Section 5.4 Accessory Dwelling Units in its entirety and to replace with a revised Sub-Section 5.4 Accessory Dwelling Units to clarify the requirements associated with accessory dwelling units and to enact additional requirements for detached accessory dwelling units to ensure that such uses do not create the appearance of two primary residences on a single lot.
 - ii. Amendment #4: Solar Energy Systems. To delete Sub-Section 5.14.4.2 Setbacks for Solar Energy Systems in its entirety and replace with a revised Sub-Section 5.14.4.2 in order to require small-scale ground-mounted solar energy systems to meet the

minimum property setbacks of the applicable zoning district and to increase the front setback requirement for medium- and large-scale systems.

- iii. Amendment #5: Route 33 Legacy Highway Heritage District. To create a new zoning district, the Route 33 Legacy Highway Heritage District, for parcels with frontages along the Route 33 corridor from the Town Center District to the Greenland town line. The intent of the District is to encourage historic preservation and adaptive re-use of structure through both greater regulation of demolitions and major building alterations as well as through greater flexibility in land uses.
- iv. Amendment #6: Table of Uses. To delete Section 3.6 Table of Uses and Footnotes to Table 3.6 in its entirety and replace with a revised Section 3.6 Table of Uses and Footnotes to Table 3.6 in order to better clarify permitted and prohibited uses by zoning district.
- v. Amendment #7: Definitions. To amend Section II Definitions to provide definitions for land uses included in the Table of Uses to better define and clarify the permitted nature and scope of land uses.
- vi. Amendment #8: Table of Dimensional Requirements. To amend Section 4.2 Table of Dimensional Requirements and Section 4.3 Explanatory Notes to clarify the minimum frontage requirement for residential parcels and properties in the Professional/Residential District.
- vii. Amendment #9: Affordable Senior Housing. To eliminate Section 5.7 Affordable Senior Housing and re-number subsequent sections of the Ordinance, because the Ordinance already provides for Elderly Affordable Housing and this section is duplicative. This is a housekeeping amendment to eliminate inconsistencies related to the land use in the Ordinance.
- viii. Amendment #10: Building Ordinance. To amend Section 16.2.1 of the Building Ordinance to add a Sub-Section A to prohibit the issuance of building permits for a property if existing non-inspected permits are outstanding on the property.

5. Adjournment

Full text of the agenda and related information can be found on file with the Stratham Planning Department and posted on the Town website at <https://www.strathamnh.gov/planning-board>. All interested persons may be heard. Persons needing special accommodations and /or those interested in viewing the application materials should contact the Stratham Planning Department at (603) 772-7391 ext. 180.



Stratham Planning Board Meeting Minutes
December 8, 2021
Stratham Municipal Center
Time: 7:00 pm

Member Present: Tom House, Chair
David Canada, Vice Chair
Mike Houghton, Selectmen's Representative
Joe Anderson, Alternate Member
Chris Zarembo, Alternate Member

Members Absent: Pamela Hollasch, Member
Robert Roseen, Member

Staff Present: Mark Connors, Town Planner

1. Call to Order/Roll Call

Mr. House called the meeting to order and called roll call. Mr. House appointed Mr. Anderson and Mr. Zarembo voting members.

2. Review/Approval of Meeting Minutes

1) November 17, 2021

Mr. House stated Line 27 needs to be corrected from "Ms." to "Mr." Mr. Anderson made a motion to approve the meeting minutes of November 17, 2021 as amended above. Mr. Canada seconded the motion. Motion passed unanimously.

2) December 1, 2021

Mr. Anderson made a motion to approve the meeting minutes of December 1, 2021 as submitted. Mr. Canada seconded the motion. Motion passed unanimously.

3. Public Hearing:

- a. Mr. House recused himself from the hearing because he is an abutter to the subject property. Mr. Houghton took over the chairmanship for the hearing.

Aberdeen West Cooperative (Owners) - Request for a determination on, or an amendment to, a condition placed on a 1988 site plan approval and for approval of a Conditional Use Permit and Site Plan to construct a 90 kilowatt ground-mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), Zoned Manufactured

Housing. Applicant's representative is Horizons Engineering Inc., 34 School Street, Littleton, NH 03561. *(This application was postponed from the December 1, 2021 Planning Board meeting).*

Mr. Connors stated the original hearing was noticed for the September 15, 2021 hearing and was postponed October 20, 2021 at the applicant's request. A site walk was scheduled and held on November 2, 2021 with a hearing date of November 17, 2021. The applicant requested a postponement to December 1, 2021 at which time the Municipal Center was closed to the public and the application was postponed to December 8, 2021. A number of written comments were received for this hearing; Michael Daley, 40 Pleasant Street, Epping, NH; Laura Grimstead, 95 Willowbrook Avenue, Stratham; Richard Beauregard, 9 Aberdeen Drive, Stratham; Lorraine Laroche, 7 Aberdeen Drive, Stratham; Roger LaPlante, 58 Lovell Road, Stratham; Doreen Rafferty, 5 Aberdeen Drive, Stratham; Cynthia Mariano, 1 Aberdeen Drive, Stratham; Rory McCorkell, 91 Willowbrook Avenue, Stratham; Rebecca Mitchell, 200 Portsmouth Avenue, Stratham; Rose Rowe, 2 Aberdeen Drive, Stratham; Joan Gilman, 6 Aberdeen Drive, Stratham; Ada Dolloff, 8 Aberdeen Drive, Stratham; Kim Wood, 16 Aberdeen Drive, representing the Aberdeen West Cooperative, Stratham; Attorney Eric Maher, representing Roger & Cassandra LaPlante, 58 Lovell Road, Stratham; Crystal Ducharme & Amy Carr, Great Island Realty, LLC, Portsmouth, NH representing Roger & Cassandra LaPlante; and Nate Merrill, 73R College Road, Stratham.

Jeannie Oliver, Vermont Law School Energy Clinic, representing Aberdeen West Cooperative introduced herself. Ms. Oliver introduced Ryan Fowler from Horizons Engineering and Austin Andersen of the Vermont Law School, also representing the applicants, and gave a brief review of the application before the board. Mr. Fowler stated, as a result of the site walk on November 2, 2021 screening in front of the proposed access and landscaping was added to the plan, but the site plan remains the same. The angle of the arrays were changed which changed the height from the proposed 11 foot to approximately 7 foot 9 inches. Mr. Anderson questioned if trees would be planted along with western side of the array. Mr. Fowler stated no changes were made to the planting, the proposal is to use eastern cedar trees.

Mr. Andersen introduced and gave an overview of this project. The solar project will be approximately 7,600 square feet. The array will take under an acre of the common land leaving 19 acres open. The array will be approximately 8 feet tall. The proposed solar array meets Town of Stratham Zoning Ordinance criteria. The zoning requires at least 50 percent of the property remain in open space and this project will leave 64 percent, or 19 acres open space. The Town of Stratham Master Plan recognizes several aspects of what this project hopes to address; climate change, the commitment to affordable housing, a commitment to renewal energy, specifically solar energy, and the commitment to protect natural resources. The applicant believes this project is compatible with the spirit and intent of both the master plan and zoning ordinance. Mr. Andersen stated the temporary driveway will provide adequate access and be reseeded after construction has been completed and future maintenance access will be provided from a pedestrian access point. The wetlands are the only environmental constraints are the presence of wetlands which has been avoided. The use of electricity generation is the ability to interconnect with the distribution grid on Lovell Road. The only increase in traffic will be during the installation phase and very minimal. The construction noise will be limited to working hours between 7:00 am-6:00 pm. There is no concern with exterior lighting or glare resulting from this project. All reasonable methods will be taken to mitigate aesthetics impacts for this project. Mr. Andersen stated there will be 28 red cedar trees planted along the

northwest, north, and northeast side of the array. The height will be 6-7 feet and 8-10 feet in alternating heights to provide a more natural look and will be spaced 8-9 feet apart. The environmental preservation that this project allows for will offset 80.5 times of carbon dioxide every year for the 20 years it is slated to be in operation. Mr. Andersen stated there are a number of studies that state solar projects lead to none, if not a positive, impact to the property values. One study provided was taken from densely urban areas in Rhode Island and Massachusetts for solar projects much larger than what is being proposed today and is not an appropriate study to rely on and previously provided a link to studies that solar projects have no impact on property values. A solar project does not require public or private services into place. The only utility needs are to access the Unitil distribution grid. The site plan includes erosion and sediment control to avoid any environmental impacts of runoff. The project will not have a negative fiscal impact on the town. There will be no increase demand on municipal surfaces or resources. This project will contribute to the carbon reduction for the Town of Stratham and NH as a whole. This project also encourages affordability of the community of Aberdeen West and also energy costs into the future. This project will provide 103,089 kilowatt hours per year for the 20 years of the projects life; this equates to a significant reduction of CO2 that will not be entering the atmosphere.

Mr. Anderson made a motion to open the hearing for public comment. Mr. Zaremba seconded the motion. Motion carried unanimously.

Mr. Tom House, of 89 Willowbrook Avenue, asked the applicant to speak to where the construction vehicles will park during construction so as not to be a hazard to the main roads. Mark Weissflog, representing KW Management for the applicants, stated his company will be constructing this project. Mr. Weissflog stated there will be two 18-wheel delivery trucks that will drop materials, a backhoe type vehicle that will dig the holes for the posts, and regular pickup trucks during the construction. He said the scope of the project is pretty limited so there is not a great deal of construction equipment and vehicles needed. Mr. Houghton asked what the duration of the construction will be. Mr. Weissflog stated it will take approximately eight (8) weeks. Ryan Fowler, of Horizons Engineering, stated a temporary driveway could be built and covered once construction is complete.

Eric Maher, Attorney Donahue Tucker & Cindella, representing Cassandra and Roger LaPlante at 58 Lovell Road. Attorney Maher stated the board must determine whether or not this project is consistent with the condition of approval reflected in the Planning Board's 1988 subdivision approval of this site. The condition states there will be no further development on the site and common land and/or open space will remain perpetually conservation, recreation, or park area. Attorney Maher stated the applicant does not agree an approval is consistent with the 1988 approval. The zoning board has existed since 1988 and defines "open space" as areas in which there would be no structures, as a structure is anything fixed to the site. This is clearly inconsistent with that definition. Attorney Maher stated the suggestion that this project is consistent with conservation use is remarkably broad definition of conservation and inconsistent with how that phrase has been applied by the Land Use practitioners in the state. Attorney Maher stated it must be considered whether that open space land, which the town's subdivision regulations is recognized to be for the purpose of providing buffers between lots to enhance privacy and esthetic value is maintained by the construction of the solar array on this site and the applicant believes it is not. If this was possibly consistent the board then must make a determination in that condition to modify. There is no premise to the law for the proposition that an open space designation, once made, may be revised or amended and it does not exist in the

statutes. This is inconsistent with the original approval of the conditions of open space, it is the construction of a 7,000 square foot solar array, a sizable industrial use being put in an open space designated area in the middle of a residential neighborhood and is inconsistent with the original intent of the condition as originally imposed. This will have an impact on neighboring properties and is inconsistent with the spirit and intent of the condition at the outset. Assuming this condition can be amended, this project does not satisfy those criteria. It is not contrary to the spirit and intent of the ordinance and the master plan. The zoning ordinance intends for land is designated to be open space, to remain as open space. This is an industrial use in a residential neighborhood. The open space designation is important and not just to benefit to the landowners, it is a benefit for the public by the terms of this communities subdivision regulations. This open space is intended to act as a buffer to maintain aesthetic values and to ensure privacy. This will have an immediate and apparent impact on the abutters. By the proposed landscaping will mature this project will reach the end of its useful life. The town site plan review regulations require that screening be multi layered and "visually permeable". A single row of trees will not satisfy that visual impermeability requirement and more is necessary for this to be permitted. A study was submitted that identifies that residential properties located within 1/10th of a mile of these sites can experience reduction in property values of approximately seven (7) percent. This array will not be located within 1/10th of a mile of the abutting property, and more like 20-30 feet. A report was submitted by a local realtor that there is a potential adverse impact of property values in the range of 5-10 percent to the abutting property. The board can apply common sense and independent judgement when considering the impact of property values but it should also be considered that abutting property owner in or around the solar array may be impacted. Attorney Maher stated his clients are not against solar energy and recognize solar energy is to be encouraged when sited correctly.

Mr. Anderson made a motion to close the hearing to public comment. Mr. Zaremba seconded the motion. Motion passed unanimously.

Mr. Canada questioned if the proposed tree could be staggered. Mr. Fowler stated the trees will be staggered in size but will look into staggering side by side and maintain the distance to the property line and impact area. Mr. Fowler stated the proposed trees will visually screen the majority of the array when planted. Mr. Canada asked if the panels are planning to be replaced once they used up their useful life. Ms. Oliver stated the community would make that decision at that time.

Mr. Houghton called for a vote and discussion on the interpretation of the 1988 condition placed on the subdivision approval and possible allowance of the solar array. Mr. Zaremba stated he believes the condition prohibits solar application due to the wording of Note #8 and "conservation" means conservation land only. Mr. Anderson stated the note regarding "open space" is not specifically defined and cannot be forced throughout the entire common area. Mr. Canada stated he believes the note was meant as "common area" and allows for accessory structures. Mr. Houghton stated the board in 1988 the planning board would not have contemplated conversations about clean energy, climate change, and result and impacts of today. The town has adopted very specific regulations for solar and this application falls within those regulations. Mr. Houghton stated the property is not in a "conservation easement" that is maintained by a third party.

Mr. Canada made a motion I move that the Planning Board interpret the 1988 Planning Board condition placed on the Aberdeen West site plan to allow the siting of ground-mounted solar

energy arrays consistent with the application submitted by the Aberdeen West Cooperative, for the following reasons:

1. The proposed use, to generate electricity through sustainable sources, is consistent with a conservation purpose, as permitted by the condition, and the protection of environmental quality.
2. The proposed area of the solar panels represents less than one percent of the total site area and the remaining area will be preserved in its existing natural state.
3. Solar energy installations were not prevalent in 1988 and it is unlikely that solar energy was a significant consideration when the Planning Board placed the condition on the approval. Based on the meeting minutes, it appears that restricting additional housing units was the chief concern.
4. The area of the project is marked as Common Area on the plan, which generally allows for accessory structures and it is unlikely the Planning Board meant to restrict all accessory uses.

Mr. Anderson seconded the motion. Mr. Houghton, Mr. Anderson, and Mr. Canada voted in favor of the motion. Mr. Zaremba voted in opposition. The motion carried on a 3-1 vote.

Mr. Houghton asked for a vote and discussion on Conditional Use Permit and Site Plan to allow the construction of a Medium-Scale ground mounted solar array at the Aberdeen West Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), consistent with the site plan dated September 29, 2021. Mr. Houghton asked the Town Planner how the discussion relating to the criteria should be handled. Mr. Connors stated that the Board should discuss each criteria and come to a general determination on each criteria, but that it was not necessary to take a formal vote on each criteria. If the application does not meet every criteria, then the Conditional Use Permit cannot be approved. If it does meet the criteria, the Conditional Use Permit must be approved.

Conditional Use Permit Criteria:

1. Will the proposed development be constructed in a manner compatible with the spirit and intent of the Stratham Master Plan and Zoning Ordinance?

Mr. Zaremba stated this is in line with the master plan's goal promoting solar and conservation.

2. Are there any existing violations of the Stratham Zoning Ordinance on the subject property?

Mr. Houghton stated there is nothing in this application that does not conform to the Zoning Ordinance for solar.

3. Is the site is suitable for the proposed use?
 - a. Adequate vehicular and pedestrian access for the intended use.
 - b. The availability of adequate public services to serve the intended use including emergency services, pedestrian facilities, schools, and other municipal services.
 - c. The absence of environmental constraints (floodplain, steep slope, etc.).
 - d. The availability of appropriate utilities to serve the intended use including water, sewage disposal, stormwater disposal, electricity, and similar utilities.

Mr. Canada stated he is satisfied with the applicant's explanation for this criteria. Mr. Anderson and Mr. Zaremba agreed.

4. Will the external impacts of the proposed use on abutting properties and the neighborhood shall be greater than the impacts of adjacent existing uses or other uses permitted in the zone? In your response, please address the following: traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.

Mr. Canada stated the use is allowed by zoning and there will be no external impacts that are over and above what is allowed.

5. Will the location, nature, design, and height of the structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the use, adversely affect the surrounding environment or discourage the appropriate and orderly development and use of land and buildings in the neighborhood?

Mr. Houghton stated the zoning guides the development of solar and this application conforms with setbacks and buffers and everything necessary to insure the criteria is met.

6. Will the proposed layout and design of the site shall be incompatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood?
7. Will the design of any new buildings or structures and the modification of existing buildings or structures on the site be compatible with the established character of the neighborhood?

Mr. Canada stated the applicant has satisfied mitigating the design to meet the zoning regulations and impact on the neighborhood.

Mr. Zaremba agreed.

8. Please explain how will the proposed use of the site, including all related development activities, preserve the identified natural, cultural, historic, and scenic resources on the site and not degrade such identified resources on abutting properties.

Mr. Zaremba stated the applicant chose a location to protect the wetlands on the property and satisfied this criteria.

9. Will project result in a greater diminution of neighboring property values than would be created under any other use or development permitted in the underlying zone?

Mr. Canada stated there were several opposite studies submitted for this project and he believes the impact on values will be minimal. Mr. Anderson stated he does not believe there will be any diminished property value that would be greater than any other use or development permitted in the zone.

- 288 10. Please explain if the project provides adequate and lawful facilities or arrangements for
289 sewage disposal, solid waste disposal, water supply, utilities, drainage, and other
290 necessary public or private services, are approved or assured, to the end that the use will
291 be capable of proper operation.

292
293 Mr. Houghton stated this application will not have an impact on services.

- 294
295 11. Will the proposed use have a fiscal impact on the Town? In your response please
296 detail any demand on municipal and school related services and resources.

297
298 Mr. Houghton stated the proposed use will not have negative impact on the Town and
299 the permit is in the public interest with energy conservation.

- 300
301 12. Is the permit in compliance with this ordinance and in the public interest?

302
303 Mr. Houghton recommended the applicant work with the Town Planner on the landscaping
304 plan that speaks to the 8-10 foot length between trees and to stagger the array. Mr. Houghton
305 recommended the applicant contemplate taking trees in line on Lovell Road and going further
306 down Lovell Road toward Willowbrook Avenue to screen the property across the road (#61).
307 Mr. Connors asked if the board would like a second row of landscaping on the side abutting
308 the LaPlante property. The board stated yes. Mr. Fowler stated there is a 25 foot non-disturb
309 buffer that is located along Lovell Road toward Willowbrook Avenue which may require a
310 variance. The board recommended the applicant work with the Town on this item.

311
312 Mr. Anderson made a motion to approve the Conditional Use Permit and Site Plan to allow the
313 construction of a medium sized ground-mounted solar array at the Aberdeen West
314 Cooperative, Lovell Road and Aberdeen Drive (Tax Map 19, Lot 36), consistent with the site
315 plan dated September 29, 2021 because the applicant meets all of the conditional use permit
316 criteria per the board's deliberation subject to the following conditions to be incorporated prior
317 to the plan signature or as noted.

- 318
319 1. The plan shall be recorded and all recording fees shall be borne by the applicant.
320 2. Prior to the start of construction, the applicant shall install erosion and sediment control
321 measures that must be inspected and approved by Town staff.
322 3. The Landscape Plan shall be revised to the satisfaction of the Town Planner to ensure an
323 adequate landscape buffer. Additionally, at the time of planting, the Town Planner may
324 require additional plantings be planted if it is apparent if additional landscaping is
325 necessary to establish a visual buffer. The Landscape Plan shall be updated to indicate a
326 minimum number of plantings, to show landscaping planted in the area of the temporary
327 driveway to provide a continuous landscape buffer, and to show at least three additional
328 trees planted along the west side of the arrays.
329 4. A note shall be added to the plan indicating that the maximum height of the arrays shall
330 not exceed a level of eight (8) feet from the ground level.
331 5. All improvements, including proposed landscaping, shall be installed subject to the
332 approved plan.
333 6. Disturbance to the site shall be minimized to the highest extent practicable and shall be
334 limited to areas necessary to install underground utilities, the solar panels, and associated
335 improvements.
336 7. After construction of the solar panels, the applicant shall restore disturbed areas,

- including the temporary access driveway, to its predevelopment condition.
8. Hours of construction activity shall be limited to between 8 am and 6 pm.
 9. A note shall be added to the plan, stating “This recorded site plan amends the prior site plan recorded in the Rockingham County Registry of Deeds as Plan No. 18778 to permit the installation of the solar panels and related infrastructure depicted hereon, which shall be used exclusively to serve the residences located on the subject property and for which the Planning Board finds to be generally consistent with a conservation purpose. This site plan is not otherwise intended to change or abrogate any of the conditions of the existing plan No. 18778.”
 10. Prior to the start of construction, the applicant shall provide a financial guarantee to the Town of Stratham to ensure that the arrays are removed and the site returned to its original pre-solar array condition in the event that the use of the arrays is discontinued.
 11. Within 90 days of the completion of construction, the applicant shall submit a certified As-Built Plan to the Planning Department.

Mr. Zaremba seconded the motion. Ms. Oliver asked that the construction hours be changed to 7 am and 6 pm. She stated that 7 am is a more traditional start time for construction. Mr. Anderson said he was open to changing the construction start time to 7 am. Attorney Maher asked that the hours of construction begin no earlier than 8 am because the abutters have small children and 7 am would likely provide disruptive. Mr. Houghton stated that he thought that was a reasonable request. Mr. Anderson stated he would leave Condition #8 as stated in the motion to require a start time of no earlier than 8 am. The motion carried unanimously.

b. Proposed 2022 Zoning Amendments (*postponed from the December 1, 2021 Planning Board meeting*).

- i. Flexible Mixed Use District. *To amend Section III by deleting Subsection 3.7 Flexible/Mixed-Use Development District in its entirety and replacing it with a revised Subsection 3.7 Flexible /Mixed Use Development District.*

Mr. Connors stated modifications were made based on the board’s previous comments. The revised zoning does not allow for senior housing and it has been added as a prohibited use. There were minor modifications to multi-family housing to read as follows:

“3.7.8.b Multi-family and workforce housing developments may take a variety of forms including townhouse or garden style developments. Single occupancy units or duplexes are permitted only if they make up no more than 25 percent of the total number of housing units proposed. Multi-family and workforce housing development shall be restricted to no more than 24 units per structure.”.

Mr. House recused himself from this discussion due to conflict of interest regarding ongoing potential projects in the area. The board discussed lowering the number of units per structure. Mr. Canada suggested a maximum of 12 units per structure. He noted that would be higher than is what is permitted in other areas of Town where the maximum number of units is capped at eight. Mr. Canada asked what the building height requirement is. Mr. Connors stated 50 feet. Mr. Canada requested the building height be amended to 35 feet.

Mr. Anderson made a motion to open the public hearing for discussion. Mr. Houghton

386 seconded the motion. Motion carried unanimously.

387
388 Hearing no comments from the public, Mr. Anderson made a motion to close the public
389 hearing. Mr. Houghton seconded the motion. Motion carried unanimously.

390
391 Mr. Anderson made a motion to continue this public hearing to the next meeting date of
392 December 15, 2021. Mr. Zaremba seconded the motion. Motion carried unanimously.

- 393
394 ii. Growth Management & Innovative Land Control. *To delete Section XV Growth*
395 *Management & Innovative Land Control in its entirety as this section includes a sunset*
396 *provision to expire in March 2014 and is no longer enforceable.*

397
398 Mr. Connors stated this is a housekeeping amendment which the board discussed at a
399 previous meeting. Mr. Houghton stated the potential for the town to become overwrought
400 with residential development is fairly non-existent. Mr. Canada, Mr. Anderson, and Mr.
401 Zaremba agreed.

402
403 Mr. Anderson made a motion to open the public hearing for discussion. Mr. Zaremba
404 seconded the motion. Motion carried unanimously.

405
406 Hearing no comments from the public. Mr. Anderson made a motion to close the public
407 hearing. Mr. Zaremba seconded the motion. Motion carried unanimously.

408
409 Mr. Anderson made a motion the Planning Board approve posting an amendment to
410 consideration at the 2022 Town Election to propose deleting Section XV, Growth
411 Management & Innovative Land Control, in its entirety from the Zoning Ordinance as the
412 section includes a sunset provision to expire in March 2014 and is no longer enforceable
413 and to renumber subsequent sections of the ordinance. Mr. Zaremba seconded the motion.
414 Motion carried unanimously.

415
416 Mr. Connors stated he will email a draft list of zoning amendments to the board for review prior to
417 the next meeting which then can be updated and included in the December public hearing legal
418 notice for January 2022.

419
420 **4. Public Meeting:**

- 421
422 a. ZJBV Properties, LLC (Owners) - Request for a Preliminary Consultation to review additional
423 design concepts for a proposed 10,000 square-foot medical office building at 23 Portsmouth
424 Avenue (Tax Map 4, Lot 13), Zoned Gateway Commercial. Applicant's representative is
425 Stonefield Engineering and Design, 120 Washington Street, Suite 201, Salem, MA 01970.
426 *(This application was postponed from the December 1, 2021 Planning Board meeting).*

427
428 Mr. Connors stated the board has a revised plan before them. The applicants requested to appear
429 before the Board for a second Preliminary Consultation focused on the proposed architecture of
430 the structure.

431
432 Samantha Burgner, Director of Real Estate for Optima, gave the board an overview of the
433 design of the building. Ms. Burnger explained the new building design takes elements from the
434 new buildings in the area; Starbucks, 110 Grill, Chipotle, and Subaru. The building colors were

chosen to blend with the adjacent properties. The roof line was redesigned to compromise the general design of Optima while keeping with Stratham design regulations.

Max Puyanik, of Optima Dermatology, spoke to the changes of the redesign submitted before the board.

Mr. House questioned the materials associated with the design. Ms. Burgner gave an overview of the exterior materials to be used. The applicant has been in contact with NH DOT regarding driveway access and it is in final approvals. Mr. Zaremba, Mr. Anderson, Mr. House and Mr. Houghton stated they appreciate the flexibility to redesign to town standards and believe the applicants are on the right track with the redesign. Mr. Canada stated he is not a fan of the design but if it meets the criteria, that is what is important. The applicant stated they plan to submit the formal application on December 15, 2021 to be heard January 5, 2022.

5. Adjournment

Mr. Anderson made a motion to adjourn at 9:13 pm. Mr. Zaremba seconded the motion. Motion carried unanimously.

Note(s):

- 1. Materials related to the above meeting are available for review at the Municipal Center during normal business hours. For more information, contact the Stratham Planning Office at 603-772-7391 ext. 147.*
- 2. The Planning Board reserves the right to take item, out of order and to discuss and/or vote on items that are not listed on the agenda.*



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
DATE: December 29, 2021
RE: **Draft 2022 Capital Improvement Plan**

The Town Administrator, David Moore, will attend the Planning Board meeting in order to briefly present highlights of the Draft 2022-2027 Stratham Capital Improvement Plan and in order to gather any input or questions you have related to the Draft Plan. The Town Administrator is interested in incorporating your feedback before the document is finalized for the consideration of voters at the 2022 Town Meeting.

The 2022-2027 Draft Capital Improvement Plan is included in your Planning Board packets.



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INTRODUCTION

DRAFT FOR REVIEW

Introduction

In New Hampshire, a Capital Improvement Plan is established in state law (RSA Chapter 674) as a tool to help a community realize its Master Plan. The Master plan informs future land use for the Town but also identifies a number of strategies, visions and projects which require capital investment over-time to advance those goals. In addition, Towns need to plan to finance and ensure current services, equipment and facilities remain available, are rehabilitated or are replaced as needed.

Over the past year, the Select Board, Town staff and Planning Board have worked to create a new Capital Improvement Program document for the community. The Plan includes information about the Town's current and future capital needs to support its rolling stock, buildings, recreational facilities and information technology over a six-year time horizon.

In addition to a summary of the proposed appropriations for 2022, the plan also includes narrative information about each proposed project, why it is included in the plan, and the amount of funds available in past plans for the project.

As used in this Capital Improvement Plan, a capital project is defined as a significant expenditure which is made infrequently or which is non-recurring and includes one or more of the following:

1. Acquisition of land;
2. Construction or expansion of a public facility, street, or utility;
3. Non-recurring rehabilitation of a facility;
4. Design, study or planning related to an individual project;
5. Any item or piece of equipment that generally costs more than \$5,000;
6. Replacement and purchase of rolling stock (vehicles); and
7. Purchase a series of items that may be less than \$5,000 individually (but total more than \$5,000) and advance a particular strategy discussed in the Master Plan.

Since this document is a new effort, we look forward to adding more useful information in the future and making other improvements. Your comments always are welcome. The plan has been posted to the Select Board's portion of the Town's website.



CIP 2022-2027 Summary

DRAFT FOR REVIEW



Town of Stratham
FY2022 Proposed Budget
Capital Improvement Program

Draft for Staff Review: 11/14/2021
 Planning Board - Consistent with Master Plan:

(amounts listed in \$1,000s)

PROJECT TITLE	2021	2022	ARPA	2022 Net	2023	2024	2025	2026	Balance (2018-2021) - estimate as of 12-31- 2021	Balance + Proposed
EQUIPMENT & VEHICLES										
Shared Town Vehicle Replacement	0	22	0	22	18	18	0	0	15	37
Police Cruiser Replacement Program	37	39	0	39	41	43	45	0	1	40
Traffic Control Program	7	5	0	5	5	5	5	5	2	7
<i>Total Equipment & Vehicles</i>	44	66	0	66	64	66	50	5	18	84
INFORMATION SYSTEMS										
Town-wide Workstation Replacements	5	5	0	5	5	5	5	5	7	12
Town-wide Technology	5	7	0	7	5	5	5	5	10	17
Online permitting software & electronic storage	10	32	32	0	0	0	0	0	0	32
<i>Total Information Systems</i>	20	44	32	12	10	10	10	10	17	61
BUILDINGS/INFRASTRUCTURE & PLANNING										
Gateway Vision Implementation, H2O/Sewer Infrastructure,	0	0	0	0	0	0	0	0	40	40
Stormwater Planning & Grant Match	8	0	0	0	8	8	8	8	48	48
Library Space Needs Assessment and Facility Plan	0	0	0	0	0	0	0	0	20	20
Master Plan Update & Related Studies	0	0	0	0	10	5	10	10	38	38
Open Space, Parklands & Connectivity Plan	10	10	0	10	0	0	0	0	10	20
Cemetery Improvements	7	0	0	0	0	0	0	0	26	26
Stevens Park Pavillion	0	7	0	7	10	0	0	0	0	7
Library Improvements	0	15	0	15	0	0	0	0	20	35
Town-wide Parks & Recreation Improvements (non-SHP)	7	7	0	7	7	0	7	0	20	27
Salt Shed Roof Replacement	0	135	135	0	0	0	0	0	0	135
Police Station Solar Array Buyout	5	5	0	5	5	5	0	0	5	10
Property Revaluation Expenses	24	24	0	24	24	24	24	24	46	70
Gifford Barn	0	0	0	0	0	0	0	0	14	14
PFAS Response and Remediation	75	75	0	75	75	75	75	75	50	125
<i>Total Buildings/Infrastructure & Planning (Non-SHP)</i>	136	278	135	143	139	117	124	117	338	616
STRATHAM HILL PARK										
Stratham Hill Park Area Plan	0	50	0	50	50	50	50	50	0	50
SHP Park-wide Facilities & Playing Field Improvements	7	7	0	7	7	7	7	7	26	33
Parking Lot & Roadway Replacement/Improvements (SHP)	0	0	0	0	0	0	0	0	46	46
Firetower Painting (SHP)	0	15	0	15	0	0	0	0	15	30
<i>Total SHP</i>	7	72	0	72	57	57	57	57	87	159



**Town of Stratham
FY2022 Proposed Budget
Capital Improvement Program**

Draft for Staff Review: 11/14/2021
Planning Board - Consistent with Master Plan:

(amounts listed in \$1,000s)

PROJECT TITLE	2021	2022	ARPA	2022 Net	2023	2024	2025	2026	Balance (2018-2021) - estimate as of 12-31- 2021	Balance + Proposed
TRANSPORTATION/ROADWAYS										
Bike and Pedestrian Transportation System	5	5	0	5	5	5	5	5	5	10
Fire Station Parking Lot Paving	15	15	0	15	0	0	0	0	30	45
Police Station Parking Lot Paving	12	12	0	12	0	0	0	0	24	36
Road Reconstruction Program	235	370	225	145	370	370	370	370	0	370
State Roadway/Intersection Capital Projects Participation	25	25	0	25	50	50	50	50	50	75
<i>Total Transportation/Roadways</i>	292	427	225	202	425	425	425	425	109	536
<i>Total CIP Projects</i>	499	887	392	495	695	675	666	614	568	1,455
CAPITAL FUND TRANSFERS									9/30/2021	
Land Conservation Fund	0	0	0	0	0	0	0	0	605	605
Heritage Preservation Fund	50	50	0	50	50	0	0	0	176	226
Fire Department Capital Reserve Fund	110	110	0	110	110	110	110	110	502	612
Radio Communications Capital Reserve Fund	15	5	0	5	15	15	15	15	20	25
Highway Department Capital Reserve Fund	125	125	0	125	125	125	125	125	357	482
Town Buildings & Grounds Maint. Exp. Trust Fund	100	0	0	0	100	100	100	100	333	333
<i>Total Capital Fund Transfers</i>	400	290	0	290	400	350	350	350	1,993	2,450
GRAND TOTAL	899	1,177	392	785	1,095	1,025	1,016	964	2,561	3,905

ARPA 2021 \$ 269

ARPA 2022 \$ 392

ARPA to be assigned 2023-2026 \$ 123

ARPA Total Grant \$ 784



Capital Improvement Plan Project Descriptions

DRAFT FOR REVIEW

CIP 2022: Shared Town Vehicle Replacement

Category	Equipment & Vehicles
Project Location	Town-wide
Project Type	Replacement
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: This project addresses the replacement of an existing passenger vehicle currently utilized by the Town Office staff, which is at the end of its useful life. This vehicle previously primarily utilized for Assessing field work, which has been transition to an assessing contractor. This vehicle will be used to facilitate the work of building custodial staff working in various sites; it will also be available for other town business. The vehicle will also be used to travel to town business appointments whether they be trainings, conferences or other similar business.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	22	0	18	18	0	0	15	37

CIP 2022: Police Cruiser Replacement Program

Category	Equipment & Vehicles
Project Location	Town-wide
Project Type	Acquisition
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Police Department police cruiser replacement program projects the replacement needs of the departments vehicle fleet, which includes eleven vehicles in total: cruiser, administrative and detail vehicles. Cost associated with outfitting cruisers are funded through the Town's police detail fund.

Useful Website Links

- <https://www.strathamnh.gov/stratham-police-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	39	41	43	45	0	0	1	40

CIP 2022: Traffic Control Program

Category	Equipment & Vehicles
Project Location	Town-wide
Project Type	Replacement
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The number one complaint reported to Police is reckless operation or travel at excessive speeds. Most of these complaints involve secondary roads and neighborhoods. In-car radar devices, radar "guns"; traffic data collection devices and the radar trailer are among the department's assets. The project ensures needed replacements due to age, wear, and technology advancements.

Useful Website Links

- <https://www.strathamnh.gov/stratham-police-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	5	5	5	5	5	5	2	7

CIP 2022: Town-wide Workstation Replacements

Category	Information Systems
Project Location	Town-wide
Project Type	Replacement
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: Each year the Town invests in maintaining a consistent level of performance in its inventory of computer workstations and related equipment. The Town's replacement program is based on the age, performance level (speed) and general computing requirements of the user. Replacements or upgrades are carried out in accordance with needs identified and available funding. In the last few years, the Town concentrated on needed upgrades to computing equipment in the Police Department, including mobile units and workstations.

Useful Website Links

- <https://www.strathamnh.gov/town-administration>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	5	5	5	5	5	5	7	12

CIP 2022: Town-wide Technology Improvements

Category	Information Systems
Project Location	Town-wide
Project Type	Acquisition
Impact on Operating Budget	Negligible



Description: The Town benefits from a modern and well-maintained inventory of municipal buildings, which serve the public and are also workplaces. This project is designed to ensure the technological infrastructure supporting these buildings and services within them remains current and optimizes convenience for residents and efficiency. Recent investments in the Town facilities included upgrades to Public Works internet connectivity and network connections; introducing redundant services to protect against internet outages; deployment of Wi-Fi system upgrades in the Municipal Center; and re-wiring the MC and Library to improve speed and introduce capacity to support a phone system switch over to voice-over internet protocol (VOIP) in early 2021. These funds are used for technology improvements across all departments, including the Library. For 2022, we plan investments in software upgrades for MS Office, battery back-up replacements for MC servers, MC server upgrades, network switch updates.

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Useful Website Links

- <https://www.strathamnh.gov/town-administration>




	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	7	7	7	7	7	7	10	17

CIP 2022: Online Permitting Software & Electronic Storage

Category	Information Systems
Project Location	Town-wide
Project Type	Acquisition
Impact on Operating Budget	Between \$10,000 and \$25,000

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



TOWN OF STRATHAM

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10 BUNKER HILL AVENUE • STRATHAM NH 03885
VOICE (603) 772-7391 • FAX (603) 775-0517 • www.strathamnh.gov

RESIDENTIAL PERMIT APPLICATION

Building Permit # _____ Map _____ Zone _____

STREET ADDRESS (required) _____

Description: Planning and Building Inspections functions are increasingly managed electronically adding convenience for residents as well as professional engineers, surveyors, developers, and tradespeople. Electronic submissions of land use application and permits, data storage and retrieval, and online payments options add convenience but also add to efficient use of staff resources. Many related Town functions can also benefit from modules such as building permit tracking and inspections scheduling and reporting as well as assessing functions and others. In 2021, the Town conducted an RFP to identify an appropriate software product. Ongoing maintenance costs for the software will be an added operating expense, which will be evaluated prior to expenditure. This project is eligible for funding by ARPA funds.

Useful Website Links

- <https://www.strathamnh.gov/planning-zoning-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	10	10
ARPA	32	0	0	0	0	0	0	32

CIP 2022: Gateway Vision Implementation, H2O/Sewer Infrastructure, Planning & Study

Category	Buildings/Infrastructure & Planning
Project Location	Gateway Zone
Project Type	Planning
Impact on Operating Budget	Negligible



Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019), Gateway Master Plan (2008)	Y
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	Y
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: The project sets aside funding to lay the necessary groundwork for the pursuit of infrastructure (water and sewer services) to support the development and redevelopment envisioned in the Gateway Zones. Examples of projects funded in the past through this item include technical feasibility studies, financial study and feasibility, legal review and related professional services consulting. No new funding is proposed. Prior year's funding set aside has lapsed with the exception of the funds below.

Useful Website Links

- <https://www.strathamnh.gov/select-board/pages/gatewayimplementation>

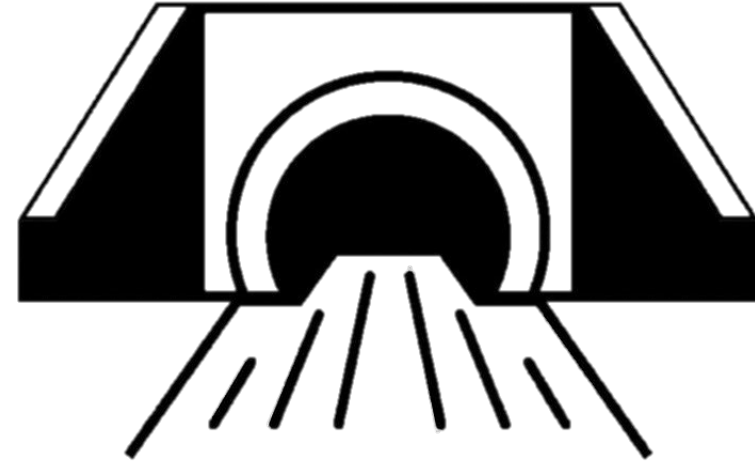


	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	40	40

CIP 2022: Stormwater Planning & Grant Match

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Planning
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: MS 4 Permit	Y
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	Y
Eligible for Matching Funds with Limited Availability	



Description: This funding has been set aside in order to assist the Town in complying with to permit requirements under the MS4 permit. These funds could be expanded on development of storm water regulations, water quality monitoring, or drainage improvements to enhance retention and treatment of storm water.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	8	8	8	8	8	48	48

CIP 2022: Library Space Needs Assessment and Facility Plan

Category	Buildings/Infrastructure & Planning
Project Location	Wiggin Library
Project Type	Planning
Impact on Operating Budget	Negligible



Description: The Trustees of the Wiggin Memorial Library are planning to engage expert, professional assistance to identify details and usage of current library spaces and report recommendations for phased changes that will better serve residents, update infrastructure, and build in flexibility for the future. Increasing demand for gathering, meeting, and interactive spaces in the library and the municipal center can't be met without aligning the physical plant to new uses.

The report will offer guidance to the Trustees, library staff, and Select Board in exploring the most effective ways to serve the community through the library's physical space. How can we use the space we have to better meet residents' needs and what alterations may be needed to achieve this goal?

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019)	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	20	20

CIP 2022: Master Plan Update & Related Studies

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Planning
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019)	Y
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



COMMUNITY MASTER PLAN Town of Stratham

Adopted
November 20, 2019

Description: This project is intended to fund studies and Master Plans needed to follow-up on the land use planning elements in the plan including zoning and site regulation updates, natural resource planning, and related studies and plans related to Master Plan implementation.

Useful Website Links

- <https://www.strathamnh.gov/planning-zoning-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	5	10	5	10	10	38	38

CIP 2022: Open Space, Parklands & Connectivity Plan

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Planning
Impact on Operating Budget	Negligible



Description: This project is intended to facilitate multiple actions articulated in the Master Plan:

1. Inventory, map and publicize (through electronic means) open space lands, recreation facilities, and parklands and methods of connecting between (including those not publicly owned where access rights exist).
2. Develop a network of existing and proposed trails and connections between open space lands, other civic and business uses (ex. agritourist and commercial sites) and destinations to facilitate access by walking or biking.
3. Utilizing preferred network of trails and needed trail segments, establish priorities, criteria and policies for acquiring new open spaces, easements or other interests in land to be used in evaluating opportunities as they come before the Town.

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019)	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	Y
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Useful Website Links

- <https://www.strathamnh.gov/parks-recreation>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	10	10	0	0	0	0	10	20

CIP 2022: Cemetery Improvements

Category	Buildings/Infrastructure & Planning
Project Location	Cemeteries
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Town owns and operates two cemeteries, Maple Lane Cemetery (off of Emery Lane) and Greenwood Cemetery (off of Portsmouth Avenue). By state law, cemeteries are operated and maintained by the Town's Cemetery Trustees; in Stratham this is done in close coordination with the Town's Department of Public Works. Funding for these improvements are shared between general funding from the Town as well as perpetual care funds administered by the Trustees. Various landscape and beautification projects have been carried out in recent years; no new funds are requested this year. Remaining work can be completed using prior year funds.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	26	26

CIP 2022: Library Improvements

Category	Buildings/Infrastructure & Planning
Project Location	Wiggin Library
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Trustees of the Wiggin Memorial Library are planning to use the Space Needs Assessment currently underway to implement recommendations in the report. This investment will position the library to serve the community more effectively in the physical plant as well as outdoor spaces. Previous years funds were for improvement such as carpet replacements.

Useful Website Links

- <https://www.library.strathamnh.gov/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	15	10	10	0	0	0	22	35

CIP 2022: Town-wide Parks & Recreation Improvements (non-SHP)

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Rehabilitation
Impact on Operating Budget	Negligible



Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: This project provides funding to pursue capital improvements aimed at upgrading, replacing, or introducing new elements at the Town's various parks and recreation facilities Town-wide.

These facilities include the large and formal recreation areas as well as passive areas and smaller sites the Town maintains (e.g. Stratham Town Landing and the Dorothy Clemons River Road Park).

Examples of future improvements include new fencing, playground improvements, field improvements, and replacement of amenities (seating, lighting and related). Funds set aside in previous years will be used for Stevens Park parking lot and tennis court improvements and playing field improvements.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>
- <https://www.strathamnh.gov/parks-recreation>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	7	0	7	0	7	0	20	27

CIP 2022: Stevens Park Pavilion

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	New Construction
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: This project provides funding to be matched with privately raised funds. This project, originally proposed by soccer programs utilizing Stevens Park, would fund overall site engineering and design for the future of Stevens Park as well as design and construction of pavilion facility similar to the front pavillion at Stratham Hill Park (SHP). Stratham soccer programs have raised approximately \$25,000 for this purpose. A pavillion with restroom facilities, equipment storage (replacing current shed outbuildings), and picnic and gathering spaces will enhance current program offerings at Stevens Park including soccer programming as well as summer camp programming (potentially library programming) sponsored by the Town to maximize opportunities during incimate weather and other programming. The potential also exists for the Town to offer pavilion rentals similar to the popular rentals at Stratham Hill Park.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	7	10	0	0	0	0	0	7

CIP 2022: Police Station Solar Array Buyout

Category	Buildings/Infrastructure & Planning
Project Location	Police Station
Project Type	Acquisition
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: In 2018, the Town entered into a power purchase agreement that enabled the installation of a solar array on top of the Town's Police Station. Per the terms of the agreement, the Town will have the option to purchase the array outright beginning in the year 2025. These funds are shown in the event the Town elects to exercise that option.

Useful Website Links

- <https://www.strathamnh.gov/stratham-police-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	5	5	5	5	0	0	5	10

CIP 2022: Property Revaluation Expenses

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Planning
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	Y
Eligible for Matching Funds with Limited Availability	



Description: This project funds costs associated with the Town-wide revaluation of properties as well as costs associated with defending those values. Every five years the Town is required by state law to do a reassessment of its property values for both residential and commercial properties. Additional staffing in the form of professional services is necessary to manage the process as well as to provide needed specialization for the evaluation of commercial properties. The annual allocation called for in this plan is based on an estimate of the required funding for the next five year reval (2024). Our new assessing model, will mean that duties previously performed by full-time staff for the re-val will need to be funded through additional contracted services. These funds are also used to defend values at the Bureau of Tax & Land Appeals and Superior Court.

Useful Website Links

- <https://www.strathamnh.gov/town-administration>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	24	24	24	24	24	24	46	70

CIP 2022: Gifford Barn

Category	Buildings/Infrastructure & Planning
Project Location	Town-wide
Project Type	Preservation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: This project provided funding for the painting of the Gifford Barn off of Jack Rabbit Lane. This historic structure is part of the property purchased along with a home, which is also located adjacent to the park and currently used for a residential tenant. The barn is used to store materials and as a support structure for Parks & Recreation. This work is planned to be carried out in 2022.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	14	14

CIP 2022: PFAS Response and Remediation

Category	Buildings/Infrastructure & Planning
Project Location	Fire Station
Project Type	Rehabilitation
Impact on Operating Budget	Less than \$5,000

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	Y
Eligible for Matching Funds with Limited Availability	Y



Description: In 2019, elevated levels of PFAS chemicals above water quality standards were detected at a well on private property in Town Center. Subsequent water quality testing around the property initiated by NH Department of Environmental Services and a Focused Site Investigation confirmed the source of the contamination. A Remedial Action Plan (RAP) established appropriate mitigation measures for affected property owners in the Town Center area, along College Road and Portsmouth Avenue and as a result the Town installed filtration systems at individuals properties in 2021. The RAP also became the basis of a Groundwater Management Permit (GMP), which outlines the Town's monitoring and reporting responsibilities for a five-year period, after which it is renewed following review. The Town is eligible for State PFAS Mitigation Grant Funds and intends to recoup expenses for at least the installation of PFAS systems. Going forward it is likely the Town will need to plan on funding engineering, testing and reporting costs associated with the GMP requirements.

Useful Website Links

- <https://www.strathamnh.gov/home/news/updated-january-15th-resource-page-residents-seeking-information-about-town-center-des>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	75	75	75	75	75	75	50	176

CIP 2022: Stratham Hill Park Area Plan

Category	Stratham Hill Park
Project Location	Stratham Hill Park
Project Type	Rehabilitation
Impact on Operating Budget	Negligible



Description: This project will result in the development of the Stratham Hill Park Area Plan, a planning and design tool to guide future investments in this invaluable public asset and gift to the people of Stratham. The Park is the site of a number of uses, multiple parcels, many structures and a layout designed to accommodate a variety of uses. The infrastructure of the park is aging and requires investment. Given the site's existing physical needs, new and evolving uses, and other opportunities this plan will guide near and longer-term investments in accordance with an overall strategy. This project will pursue a site specific plan benefiting from the input from the public, user and advocacy groups, and various Boards & Commissions of the Town.

Examples of work to be carried out include:

1. Build on the work of the SHP Trail Management Advisory Committee and implement Select Board adopted recommendations.
2. Create an existing conditions and utilities plan
3. Develop a future vision and concept plan for the Park
4. Implement a phased improvement plan reflective of the Plan

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019)	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	Y

Useful Website Links

- <https://www.strathamnh.gov/planning-zoning-department>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	50	50	50	50	50	50	0	50

CIP 2022: SHP Park-wide Facilities & Playing Field Improvements (SHP)

Category	Stratham Hill Park
Project Location	Stratham Hill Park
Project Type	Rehabilitation
Impact on Operating Budget	Negligible



Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: Stratham Hill Park is home to a variety of facilities and assets that the Town maintains in coordination with various user, volunteer & advocacy groups (Stratham Hill Park Association) and in coordination with Town committees (Stratham Fair Committee) or commissions (Conservation Commission & Heritage Commission). These assets range from bathrooms and pavilions, to play equipment and recreation fields, to fair buildings with kitchen facilities, to fenced areas and various other support structures and utility systems (electrical lines, community water system, and septic systems). This project addresses the reconstruction and upgrades for those facilities as well as existing paths and trails within Stratham Hill Park and on those trail systems privately-held where the Town provides maintenance through agreements with the property owners.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	7	7	7	7	7	7	26	33

CIP 2022: Salt Shed Roof Replacement

Category	Buildings/Infrastructure
Project Location	DPW Facility/Bunker Hill Avenue
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: The Town's Salt Shed is critical infrastructure for providing safe and navigable roads during winter conditions. The current salt shed roof is past its useful life. This project has been identified in the list facilities projects to be funded through the Town Buildings and Grounds Maintenance Trust. This project is eligible to be used for ARPA funding and presents an opportunity to make this needed and timely investment without relying on the Town Buildings and Grounds Maintenance Trust, thereby reserving that funds balance to meet future identified needs for the Town's physical plant.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	0	0
ARPA	135	0	0	0	0	0	0	135

CIP 2022: Parking Lot & Roadway Replacement/Improvements (SHP)

Category	Stratham Hill Park
Project Location	Stratham Hill Park
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: This project is intended to set aside funding to ensure the timely repair/replacement of the parking lot at Stratham Hill Park. Funding for this project was set aside over previous fiscal years and will be deployed in accordance with the near-and long-term planning discussed elsewhere in this plan.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	46	46

CIP 2022: Firetower Painting (SHP)

Category	Stratham Hill Park
Project Location	Stratham Hill Park
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Town owns and maintains the Fire tower on top of Stratham Hill. The tower is scheduled to be repainted and funding is identified in 2022.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	15	0	0	0	0	0	0	15

CIP 2022: Bike and Pedestrian Transportation System Improvements

Category	Transportation/Roadways
Project Location	Town-wide
Project Type	Construction
Impact on Operating Budget	Negligible



Description: This project provides funding to support the inclusion of bike and pedestrian accommodations and safety improvements throughout the Town. These improvements are intended to include crosswalk, signage, striping, and other improvements consistent with the Town's Master Plan, Safe Routes to School Plan and associated improvements on state highways. These funds are anticipated to be used in 2022 to facilitate specific bike-ped improvements related to the Gifford Farm Road reconstruction project slated for 2022 and address "Safe Routes to School" concepts advanced in the SRTS plan completed in 2019.

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Safe Routes to School (2019); Master Plan (2019)	Y
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	5	5	5	5	5	5	5	10

CIP 2022: Fire Station Parking Lot Paving

Category	Transportation/Roadways
Project Location	Fire Station
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Town is slated to repave/repair the parking lot and paved surfaces surrounding the Town's Fire Station in an out year. This project sets aside funding in order to prepare for this expense; the exact timing of which will be determined based on ongoing assessment of conditions.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	15	15	0	0	0	0	15	30

CIP 2022: Police Station Parking Lot Paving

Category	Transportation/Roadways
Project Location	Police Station
Project Type	Rehabilitation
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: The Town is slated to repave/repair the parking lot and paved surfaces surrounding the Town's Fire Station in an out year. This project sets aside funding in order to prepare for this expense; the exact timing of which will be determined based on ongoing assessment of conditions.

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	12	12	0	0	0	0	12	24

CIP 2022: Road Reconstruction Program

Category	Transportation/Roadways
Project Location	Town-wide
Project Type	Construction
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: 2017 pavement condition analysis	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: Each year the town invests a significant amount of funds to ensure roadways, shoulders and associated drainage are maintained at a consistently high level. Regular and deep investment in this roadway infrastructure prevents the need for extensive and expensive rebuilding. This funding in the capital plan is in conjunction with annual paving preservation funds in the DPW operating budget. This level of investment is informed by a 2017 pavement condition analysis. The 2022

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	145	370	370	370	370	370	0	145
ARPA	225	0	0	0	0	0	0	225

Stratham Road Analyze - 2022 Paving Estimation

Road Name	Width Linear Foot	Length Linear Foot	Area Square Footage	Tonnage .5" Paver Shim	Tonnage 1.5" Overlay	Tonnage 3" Reconstruction	Linear Footage White Paint
SHP Basketball Court	60	90	5400	16.875	50.625	101.25	
Municipal Parking Lot			64634	201.98	605.94	1211.89	2650
Police Department Parking Lot			24635	76.98	230.95	461.91	714
Fire Department Parking Lot			58648	183.28	549.83	1099.65	1340
Driveway - 28 Bunker Hill Ave.							
Foss House Rental	13	573	7449	34.915	69.83	139.67	
Academic Way	35	475	16625	51.95	103.96	311.72	166
Alex Way	26	326	8476	26.5	79.46	158.93	12
Apple Way	24	1900	45600	142.5	427.5	855	12
Autumn Lane	30	1900	57000	178.13	534.38	1068.75	12
Balsam Way	30	869	26070	81.47	244.46	488.81	12
Barbaras Way	24	603	14472	45.23	135.68	271.35	12
Barker Lane	18	230	4140	12.94	38.81	77.63	10
Barker Road	24	2576	61824	305.9	917.7	1835.4	10
Barnes Drive	24	580	13920	43.5	130.5	261	10
Barons Way	24	645	15480	48.38	145.13	290.25	10
Bartlett Road	24	890	21360	66.75	200.25	400.5	10
Beech Court	24	928	22272	69.6	208.8	417.6	10
Benjamin Road	30	2861.3	85839	268.25	804.74	1609.48	12
Berry Hill Road	30	745	22350	69.84	209.53	419.06	20
Betty Lane	24	776.5	18636	58.24	174.71	349.43	12
Birnum Woods Road	24	3033.7	72808.8	227.53	682.58	1365.17	24
Bittersweet Lane	24	2138.3	51319.2	160.37	481.19	962.24	12
Blue Ridge Circle	24	450	10800	33.75	101.25	202.5	12
Boat Club Drive	24	1095.3	26287.2	82.15	246.44	492.89	12
Breslin Farm Road	24	1750	42000	131.25	393.75	787.5	12
Brown Avenue	24	1701.3	40831.2	127.6	382.79	765.59	24
Butterfield Lane	24	3020	72480	226.5	453	906	20
Chapman Road	24	540	12960	40.5	121.5	243	12
Charles Drive (Stratham Portion)	26	526	13676	42.74	128.21	256.43	12
Charles Drive (Greenland Portion)	26	963	25038	78.24	234.73	469.46	12
Chase Lane	26	990	25740	80.44	241.31	482.63	24
Chelsea Way	24	814.3	19543.2	61.07	183.22	366.44	12
Chestnut Way	24	1473	35352	110.48	331.43	662.85	12
Chisholm Farms Drive	24	2642	63408	412.82	825.63	2064.06	24
Christie Lane	24	1812	43488	135.9	407.7	815.4	24
Coach Road	24	3861	92664	748.07	1496.14	3740.34	24
Coach Road - #5 Damaged Segment	24	185	4440	13.88	27.75	69.38	
Country Farm Road	24	4240	101760	318	954	1908	24
Crestview Terrace	24	3593	86232	269.48	808.43	1616.85	12
Crestview Terrace et al. (entire neighbor	24	4739	113736	740.47	1480.94	3702.34	52
Crocketts Way	24	1095.6	26294.4	82.17	246.51	493.02	24
Depot Road	24	1069	25656	167.03	334.06	835.16	24
Doe Run Lane	24	2938	70512	220.35	661.05	1322.1	12
Drury Plains Road	24	542	13008	40.65	121.95	243.9	12
Dumbarton Oaks	24	4725	113400	354.38	1063.13	2126.25	24
Easton Hill Lane	24	1268	30432	95.1	285.3	570.6	12
Elton Avenue	24	1107	26568	83.03	249.08	498.15	12
Emery Lane	24	1148.5	27564	86.4	258.41	516.83	24
Emery Lane (Segment from #12-16)	24	400	9600	62.5	125	312.5	12
Erik Way	24	430	10320	32.25	96.75	193.5	12
Evergreen Way	24	1646	39504	123.45	370.35	740.7	36
Fifield Lane	24	787	18888	59.03	177.08	354.15	12
Frying Pan Lane	24	3260	78240	326	978	2608	26
Gifford Farm Road	28	4921	137788	430.59	1291.76	2583.53	4396

Grace Lane	24	512	12288	38.4	115.2	230.4	24
Gretas Way	24	1134	27216	85.05	255.15	510.3	12
Guinea Road	42	10367	435414	1619.845	3239.69	8099.22	10687
Hersey Lane	24	1688	40512	126.6	379.8	759.6	12
Hickory Pond Lane	24	2338	56112	175.35	526.05	1052.1	36
High Street (Stratham Portion)	24	10281	246744	771.08	2312.23	4626.45	24
High Street (Greenland Portion)	24	1448	34752	108.6	325.8	651.6	12
Hillcrest Drive	24	490	11760	36.75	110.25	220.5	12
Holmgren Court	24	333	7992	24.98	74.93	149.85	12
Holmgren Road	24	3599	86376	269.93	809.78	1619.55	24
Humes Court	24	1725	41400	129.38	388.13	776.25	24
Iris Drive	24	372	8928	27.9	83.7	167.4	12
Jack Rabbit Lane	24	1141	27384	85.58	256.73	513.45	12
Jacqueline Way	24	1304	31296	97.8	293.4	586.8	12
Jana Lane	24	2340	56160	175.5	526.5	1053	12
Jason Drive	24	2459	59016	184.43	553.28	1106.55	12
Jewett Lane	24	500	12000	37.5	112.5	225	12
Joyce Lane	24	471	11304	35.33	105.98	211.95	24
Juniper Drive	24	1499	35976	112.43	337.28	674.55	24
Lamington Hill Road	24	1133	27192	84.98	254.93	509.85	12
Lamington Place	24	576	13824	43.2	129.6	259.2	12
Laurel Lane	24	860	20640	64.5	193.5	387	12
Lilac Way	24	746	17904	55.95	167.85	335.7	24
Linda Lane	24	513	12312	38.48	115.43	230.85	
Linwood Lane	24	1077	25848	80.78	242.33	484.65	12
Long Hill Road	24	1943	46632	145.73	437.18	874.35	24
Lovell Road	24	4738	113712	355.35	1066.05	2132.1	132
Lucien Way	24	435	10440	32.63	97.88	195.75	12
Marin Way	32	2275	72800	227.5	682.5	1365	36
Mark Avenue	24	417	10008	2.66	7.82	15.64	24
Market Street	24	1138	27312	85.35	256.05	512.1	12
Mason Drive	24	1306	31344	97.95	293.85	587.7	12
Meadowview Lane	24	452	10848	33.9	101.7	203.4	24
Merles Lane	24	710	17040	53.25	159.75	319.5	24
Morning Star Drive	24	3428	82272	257.1	771.3	1542.6	24
Muirfield Drive	24	4442	106608	333.15	999.45	1998.9	48
Oak Lane	24	1004	24096	75.3	225.9	451.8	24
Patriots Road	24	3424	82176	256.8	770.4	1540.8	36
Perth Drive	24	913	21912	68.48	205.43	410.85	12
Pinewood Drive	24	3260	78240	244.5	733.5	1467	24
Point Of Rocks Terrace	24	1468	35232	110.1	330.3	660.6	36
Pond View Drive	24	860	20640	64.5	193.5	387	24
Raeder Drive	24	3791	90984	284.33	852.98	1705.95	100
River Road	24	5492	131808	411.9	1235.7	2471.4	136
Robin Glen Road	24	497	11928	37.28	111.83	223.65	12
Roby Jewell Lane	24	958	22992	71.85	215.55	431.1	24
Rollins Farm Drive	24	2233	53592	167.48	502.43	1004.85	12
Russell Drive	24	818	19632	61.35	184.05	368.1	24
Sanctuary Drive	24	890	21360	66.75	200.25	400.5	12
Sandy Point Road	24	1650	39600	123.75	371.25	742.5	36
Scamman Road	24	2900	69600	217.5	652.5	1305	12
Seavey Pasture Road	24	873	20952	65.48	196.43	392.85	12
Shannon Drive	24	516	12384	38.7	116.1	232.2	12
Shirley Lane	24	650	15600	48.75	146.25	292.5	0
Smith Farm Road	24	2493	59832	186.98	560.93	1121.85	12
Spruce Lane	24	2328	55872	174.6	523.8	1047.6	24
Squire Way	24	748	17952	56.1	168.3	336.6	12
Stephen Drive	24	2050	49200	153.75	461.25	922.5	12
Stonewall Way	24	689	16536	51.68	155.03	310.05	12
Stratham Heights Rd. (East of Guinea Rd)	24	6920	166080	519	1557	3114	12

Stratham Heights Rd. (West of Guinea Rd)	24	5796	139104	434.7	1304.1	2608.2	12
Stratham Lane (Stratham Portion)	24	1303.5	31284	97.76	293.29	586.58	12
Strawberry Lane	24	1607	38568	120.53	361.58	723.15	12
Sweetland Place	24	838	20112	62.85	188.55	377.1	12
Tall Pines Drive	24	1841	44184	138.08	414.23	828.45	24
Tansy Avenue	24	3543	85032	265.73	797.18	1594.35	12
Taylor Court	24	784	18816	58.8	176.4	352.8	12
Tidewater Farm Road	24	2318	55632	173.85	521.99	1043.1	12
Trishas Way	24	1483	35592	111.23	333.68	667.35	12
Tuckers Trail	24	1026	24624	76.95	230.85	461.7	12
Union Road (Bunker Hill Rd. - Winnicutt Rd.)	24	5783	138792	433.73	1301.18	2602.35	24
Union Road (Winnicutt Rd. - High St.)	24	6484	155616	486.3	1458.9	2917.8	24
Union Road (Patches)	48	630	30240	94.5	189	472.5	
Vanessa Lane	24	945	22680	70.88	212.63	425.25	12
Walters Way	24	504	12096	37.8	113.4	226.8	12
Wedgewood Drive	24	710	17040	53.25	159.75	319.5	12
Whittaker Drive	24	1499	35976	112.43	337.28	674.55	12
Wiggin Way	24	2945	70680	220.88	662.63	1325.25	36
William Circle	24	1807	43368	135.53	406.58	813.15	24
Willowbrook Avenue	24	3587	86088	269.03	807.08	1614.15	12
Winding Brook Drive	24	2724	65376	204.3	612.9	1225.8	12
Winterberry Lane	24	1182	28368	88.65	265.95	531.9	12

Total Road Miles = 43.65

Total Lane Miles = 87.3

CIP 2022: State Roadway/Intersection Capital Projects Participation

Category	Transportation/Roadways
Project Location	Multiple
Project Type	Construction
Impact on Operating Budget	Negligible



Description: The State of NH owns and maintains several roads through Stratham. Roadway realignments and other capital improvement to address traffic management needs or safety enhancements are also implemented and competition for funding of these changes to existing roadways is high. Local contributions can help ensure limited state resources are set aside for such improvement projects in a more timely manner. This project identifies funds that can be used to cater state action on needed traffic safety improvements in Stratham helping to bring much needed improvements to the transportation infrastructure in Town more quickly. In addition, these funds may be used to fund elements of state projects that promote other town-wise initiatives such as expanding bike and pedestrian facilities in the event the scope of a state project will not include them. Example projects include: Bunker Hill & Portsmouth Avenue Intersection Improvements; Winnicut Rd. & Portsmouth Ave. Intersection Improvements; Route 33/Rt. 108 Corridor Study; Traffic Circle improvements; and other projects.

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: State of NH Ten Year Transportation Plan	Y
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Useful Website Links

- <https://das.nh.gov/PublicWorks/>



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	25	50	50	50	50	50	50	75



Capital Reserve Fund Transfers

DRAFT FOR REVIEW

CIP 2022: Land Conservation Fund

Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	Y



Description: In 1988, the Town created a Land Conservation Fund, this fund has been capitalized through special warrant articles at Town meeting as well as through a proceeds from the Land Use Change Tax. The fund has been used to acquire easements and property rights for various parcels of land as well as fund stewardship expenses on conserved land. Due to recent contributions to the Conservation Fund from the LUCT, no new funding from general taxation is requested in 2022.

Useful Website Links

•



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	0	0	605	605

CIP 2022: Heritage Preservation Fund

Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	

Evaluation Criteria	Satisfy
Identified in Planning Document or Study: Master Plan (2019)	Y
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: In 2011, the Town created a Heritage Preservation Fund. This capital reserve fund was created under the provisions of RSA 35:1 for the purpose of preserving historical properties and cultural resources. This fund can be used to purchase property interests and easements that preserve historic properties and other initiatives related to the purpose.

Useful Website Links

- [Heritage Commission webpage on Heritage Preservation Fund](#)



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	50	50	50	0	0	0	175	225

CIP 2022: Fire Department Capital Reserve Fund

Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	
Provides Added Capacity to Existing Services	Y
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: In 1998, the Town created this capital reserve fund for the purpose of acquiring Fire Department vehicles. While vehicles are not necessary to purchase each year, consistent contributions to this fund can ensure when purchases are required the fund can be drawn upon in a way that avoids spikes to the tax rate during a purchase year. The fund's balance and proposed 2022 contribution, ensure funding is available for Fire Engine 1 replacement (purchased in 2000) in 2023 at a cost of about \$716,000. A separate special revenue fund is used for Ambulance purchase replacement; this fund is also used to fund large equipment purchases (including contributing to the Fire Engine 1 replacement). In the past capital purchases for the Fire Department have also been funded in part from contributions of the Volunteer Fire Department trusts.

Useful Website Links

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	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	110	110	110	110	110	110	502	612

**Town of Stratham
Capital Investment Schedule
Fire Department
FY2022 Budget Preparation**

Equipment & Vehicle Purchase Schedule					Funding Sources			
Year	Fire Veh.	Fire Equip.	Amb. V & E	Total Spend	CRF Invest.	Fair Invest.	AMB SRF Invest.	CRF End Bal
					Beginning CRF balance			502
2022	0	0	350	350	110	0	350	628
2023	716	0	0	716	110	0	200	222
2024	0	0	0	0	110	0	50	382
2025	66	0	0	66	110	0	0	426
2026	0	0	72	72	110	0	72	536
2027	0	0	0	0	110	0	0	646
2028	855	0	14	869	110	0	314	201
2029	0	0	0	0	110	0	300	611
2030	0	0	0	0	110	0	0	721
2031	0	0	0	0	110	0	0	831
2032	713	0	0	713	110	0	25	253
2033	0	294	411	705	110	0	511	169
2034	137	0	0	137	110	0	0	142
Totals	2,487	486	847	3,820	1,558	0	1,902	

Town of Stratham
Fire Dept. Vehicle Replacement Schedule
FY2022 Budget Preparation

Age Year	-100 E-1	-108 E-3	-112 T-8	-97 F-1	-119 C-SUV	-119 U-Truck	-118 UTV	Total Spend
2022								0
2023	716							716
2024								0
2025				66			350	416
2026								0
2027								0
2028		855						855
2029								0
2030								0
2031								0
2032			713					713
2033								0
2034					81	56		137
Totals	716	855	713	66	81	56	350	2,837

Town of Stratham

Capital Investment Schedule

Fire Equipment and Ambulance Vehicles & Equipment

FY2022 Budget Preparation

Fire Equipment Replacement Schedule					
Age Year	2 SCBA	15 TI camera	0 JAWS	15 Radios	Total Spend
2022					0
2023					0
2024					0
2025					0
2026					0
2027					0
2028					0
2029					0
2030					0
2031					0
2032					0
2033	294				294
2034					0
Totals	294	12	0	180	486

Ambulance Equip. & Vehicle Replacement Schedule					
Age Year	4 Defib	2 Autopulse	2 AMB-1	12 AMB-2	Total Spend
2022				350	350
2023					0
2024					0
2025					0
2026	72				72
2027					0
2028		14			14
2029					0
2030					0
2031					0
2032					0
2033			411		411
2034					0
Total	72	14	411	350	847

CIP 2022: Radio Communications Equipment Capital Reserve Fund

Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: In 2001, the Town created this Capital Reserve fund for the purchase of radio communications equipment. Since that time, the fund has been used from time to time to make purchases of new radios and related equipment. Radio are due for replacements in the Police Department. In 2021, the Fire Department funded a complete radio replacement through CRF funds and Ambulance CRF funds. When new trucks are acquired in DPW radios are upgraded at time of purchase. In 2021, the Police Department was authorized to replace several base radios at the Police Station. Remaining upgrades in the Police Department are for aging portable radios. Two of these radios have been replaced in each of the last two years, and two more are slated to be replaced in 2022.

Useful Website Links

.



	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	5	5	5	5	5	5	20	25

CIP 2022: Highway Vehicle/Equipment Capital Reserve Fund

Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	



Description: In 2014, the Town created a Capital Reserve Fund for the purposes of purchasing and maintaining Highway Department vehicles and equipment. While no vehicles are scheduled to be purchased this year, consistent contributions to this fund can ensure when purchases can be funded through this tool in a way that avoids spikes to the tax rate during a purchase year. In 2022, the Town is slated to replace Truck 10 – six-wheeler dump truck (1995) at a cost of about \$195,000 and in 2023 replace 301, a Cat 416 backhoe at a cost of about \$225,000.

Useful Website Links

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	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	125	125	125	125	125	125	357	482

Town of Stratham
Highway Vehicle Replacement and Funding Schedule

Vehicle Number & Age																
Vehicle #:	10	101	102	103	104	201	202	203	300	301	302	303	Annual Spend	Annual Investment	CRF Balance	
Veh. Age	26	4	14	8	5	3	3	2	6	21	17	6				
Fiscal Year	2022	195											Beg. CRF Balance		357	
	2023									225			195	125	352	
	2024				142								225	125	252	
	2025										250		142	125	235	
	2026											75	250	125	110	
	2027					70							75	125	160	
	2028		75										70	100	190	
	2029												75	100	215	
	2030			78									0	100	315	
	2031												78	100	337	
	2032								205				0	100	437	
	2033									205			205	100	332	
	2034						225						205	125	252	
	2035				197								225	125	152	
	2036									63			197	125	80	
	2037												63	125	142	
	2038					97						107	0	125	267	
	2039												204	125	188	
	2040				102								0	125	313	
	2041	342	110										102	125	336	
	Totals	537	185	240	339	167	225	205	205	63	225	250	182	452	125	9

Interest rate: 3%

Town of Stratham
Highway Vehicle Replacement and Funding Schedule

Vehicle Information

Heavy Duty Truck	Year Purchased
Truck 10	1995
Truck 201	2018
Truck 202	2018
Truck 203	2019
Medium Duty Truck	
Truck 103	2013
Light Duty Truck	
Truck 101	2017
Truck 102	2007
Truck 104	2016
Misc. Equipment	
Bandit 1590 XP Wood Chipper (300)	2015
Cat 416 Backhoe becomes rubber tired excavator (301)	2000
John Deere Loader (302)	2004
Bobcat A770 All Wheel Steer Loader (303)	2015

Equipment Class Definitions	Useful Life
Large Earth Moving Equipment- Backhoe, Loader, Wood Chipper	20
Heavy Duty Trucks 33K GVW	15
Medium Duty Trucks 19.5 GVW	10
Light Duty Trucks 10K GVW	10
Bobcat A770 All Wheel Steer Loader	10

DRAFT FOR REVIEW

CIP 2022: Town Buildings & Grounds Maint. Exp. Trust Fund



Category	Capital Fund Transfers
Project Location	Town-wide
Project Type	Fund Capitalization
Impact on Operating Budget	Negligible

Evaluation Criteria	Satisfy
Identified in Planning Document or Study:	
Improves Quality of Existing Services	Y
Provides Added Capacity to Existing Services	
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	Y
Alleviates Substandard Conditions or Deficiencies	Y
Provides Incentive to Economic Development	
Responds to Federal or State Requirement	
Eligible for Matching Funds with Limited Availability	

Description: In 2012, the Town created a Town Buildings and Grounds Maintenance Expendable Trust Fund for the purpose of funding facility maintenance and improvements to Town-owned property. Under revised NH statutes, this Trust operates the same as a capital reserve fund. Eligible expenses through this trust include maintenance and improvements to Town-owned property. In the coming years, there are many investments needed to maintain the Town-owned built environment. There are significant building replacement and upgrades projected out in future years including municipal center roof; salt building roof at the DPW facility, and other investments throughout the Town. Other "newer" buildings like the Fire and Police stations are beginning to age and will require upgrades to heating, ventilation, air conditioning and other building systems in order to protect those investments. In addition, the Town owns three residential properties (Gifford Farm House & Barn on Jack Rabbit Lane, the former Ranger House at Stratham Hill; and a residential home on Bunker Hill Avenue). These properties currently house residential tenants. In 2020, a plan (including schedule and estimates) of capital investments needed for various town-owned buildings was carried out, which supports capitalizing this fund at this level this year.

Useful Website Links

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	2022	2023	2024	2025	2026	2027	Balance (2018-2021)	Balance + 2022 Proposed
General Fund	0	0	0	0	30	30	333	333



Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds
FY2022 Budget Preparation

2022 without ARPA Funding

Buildings & Grounds Purchase Schedule							Funding Sources	
Year	DPW	Fire	Library	MC	Police	Total Spend	CRF Invest.	CRF End Bal
								333
2022	135	0	0	0	0	135	0	198
2023	17	0	51	0	0	68	50	180
2024	0	15	0	0	26	41	50	189
2025	0	0	60	0	0	60	50	179
2026	0	0	0	60	0	60	50	169
2027	0	72	0	0	0	72	50	147
2028	40	0	0	0	0	40	50	157
2029	0	0	0	0	0	0	50	207
2030	0	0	0	0	0	0	50	257
2031	0	0	0	65	0	65	50	242
2032	0	0	0	0	0	0	50	292
2033	70	0	0	0	0	70	50	272
2034	0	0	0	0	0	0	50	322
2035	0	0	0	0	0	0	50	372
2036	0	0	0	0	35	35	50	387
Totals	262	87	111	125	61	646	700	



Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds
FY2022 Budget Preparation

2022 with ARPA Funding of Salt Shed Roof - \$135,000

Buildings & Grounds Purchase Schedule							Funding Sources	
Year	DPW	Fire	Library	MC	Police	Total Spend	CRF Invest.	CRF End Bal
								333
2022	ARPA	0	0	0	0	0	0	333
2023	17	0	51	0	0	68	0	265
2024	0	15	0	0	26	41	0	224
2025	0	0	60	0	0	60	0	164
2026	0	0	0	60	0	60	30	134
2027	0	72	0	0	0	72	30	92
2028	40	0	0	0	0	40	30	82
2029	0	0	0	0	0	0	30	112
2030	0	0	0	0	0	0	30	142
2031	0	0	0	65	0	65	30	107
2032	0	0	0	0	0	0	30	137
2033	70	0	0	0	0	70	30	97
2034	0	0	0	0	0	0	30	127
2035	0	0	0	0	0	0	30	157
2036	0	0	0	0	35	35	30	152
Totals	127	87	111	125	61	511	330	

Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds: DPW
FY2022 Budget Preparation

Age	6	6	16	16	16	18	22	18	20	18	18	18	0	
Year	FRN 1	FRN 2	Fuel Pumps	Fuel tanks	Generator	PLOT	RF - Barn	RF - Main	RF - Shed	RTU 1	RTU 2	RTU 3	Sander rack	Total
2022									135					135
2023						17								17
2024														0
2025														0
2026														0
2027														0
2028										13	13	14		40
2029														0
2030														0
2031														0
2032														0
2033								70						70
2034														0
2035														0
2036														0
Totals	0	0	0	0	0	17	0	70	135	13	13	14	0	262

Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds: Library
FY2022 Budget Preparation

Age	12		11	11	11	11	11	
Year	Flooring	RF	RTU 1	RTU 2	RTU 3	RTU 4	RTU 5	Total
2022								0
2023		51						51
2024								0
2025			12	12	12	12	12	60
2026								0
2027								0
2028								0
2029								0
2030								0
2031								0
2032								0
2033								0
2034								0
2035								0
2036								0
Totals	0	51	12	12	12	12	12	111

Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds: Fire
FY2022 Budget Preparation

Age	9	9	9	8	9	9	9	9	9	9	9	9	9	9	
Year	AC - 1	AC - 2	AC - 3	Boiler	Elevator	Flooring	Generator	PLOT MAINT	Pump	RF - Shingle	RF - TPO	RTU 1	RTU 2	RTU 3	Total
2022															0
2023															0
2024								15							15
2025															0
2026															0
2027	12	12	12									12	12	12	72
2028															0
2029															0
2030															0
2031															0
2032															0
2033															0
2034															0
2035															0
2036															0
Totals	12	12	12	0	0	0	0	15	0	0	0	12	12	12	87

Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds: Municipal Center
FY2022 Budget Preparation

Age	6	13	5	12	12	7	5	5	5	13					
Year	Flooring	Generator	PLOT MAINT	RF	RTU 10	RTU 11	RTU 12	RTU 13	RTU 14	RTU 15	RTU 6	RTU 7	RTU 8	RTU 9	Total
2022															0
2023															0
2024															0
2025															0
2026					12		12	12	12					12	60
2027															0
2028															0
2029															0
2030															0
2031						13				13	13	13	13		65
2032															0
2033															0
2034															0
2035															0
2036															0
Totals	0	0	0	0	12	13	12	12	12	13	13	13	13	12	125

JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

December 15, 2021

Stratham Planning Board
Attn. Tom House, Chairman
10 Bunker Hill Avenue
Stratham, NH 03885

**RE: Conceptual Application
13 & 15 Stoney Brook Lane, Stratham, NH
Map 4, Lots 1 & 7
JBE Project No. 20720**

Dear Mr. House:

Jones & Beach Engineers, Inc. respectfully submits a Conceptual Application for the above-referenced parcel on behalf of our client, Tuck Realty Corp. The intent of this application is to propose 74 condominiums in two family dwellings. The residences will have onsite septic systems and community water system. The roadways and infrastructure will all be privately operated and maintained. We are still talking with Exeter for the use of their utilities but feel it may make more sense to provide private onsite services.

The following items are provided in support of this Conceptual Application:

1. Conceptual Application.
2. Letter of Authorization.
3. Current Deeds.
4. Fee Check.
5. Abutters List with Mailing Labels for 1st Mailings to Abutters.
6. Tax Map.
7. Six (6) Full Size Plan Sets.
8. Nine (9) Half Size Plan Sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,
JONES & BEACH ENGINEERS, INC.



Joseph Coronati
Vice President

CC: Tuck Realty Corp. (application and plans via email)



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Town of Stratham, NH
Preliminary Consultation

Map# 4 Lot# 1 & 7

Project Name: Stoney Brook Place

Location: 13 & 15 Stoney Brook Lane, Stratham, NH

Project Description: To propose 74 condominiums with attached decks with associated wells and septic.

Applicant:

Name: Turner Porter Phone: 603-944-7530

Company: Tuck Realty Corporation Fax: _____

Address: PO Box 190, Exeter, NH 03833

Email Address: mgarrepy@gmail.com

Owner:

Name: Lionel R. Labonte Revocable Trust Phone: _____

Company: Labonte Investment Realty, LLC Fax: _____

Address: 355 Route 125, Brentwood, NH 03833

Email Address: _____

Agent:

Contact Name: Joseph Coronati Phone: 603-772-4746

Company: Jones & Beach Engineers, Inc. Fax: _____

Address: PO Box 219, Stratham, NH 03885

Email Address: jcoronati@jonesandbeach.com

By signing this application, you are agreeing to all rules and regulations of the Town of Stratham, and are agreeing to allow agents of the Town of Stratham to conduct inspections, during normal town business hours, of your property, to ensure compliance with all Stratham Zoning, Subdivision and/or Site Plan Review regulations while your application is under consideration.

Signed: [Signature] Date: 12/12/21

Fees:

Preliminary Consultation: Application fee of \$75.00

TOTAL = \$75.00

*Additional fees may be charged to cover inspection and review cost.

For Office Use Only

Date Application Received: _____ Total Fees Collected with Application: \$ _____

PB Application Acceptance Date: _____ PB Hearing Date: _____

Letter of Authorization

We, Labonte Investment Realty, LLC and Labonte Investment Realty, LLC, owners of property located in Stratham and Exeter, NH, known as Stratham Tax Map 4, Lots 1 & 7 and Exeter Tax Map 51, Lot 10, do hereby authorize Tuck Realty Corporation, Garrepy Planning Consultants, LLC and Jones & Beach Engineers, Inc., to act on our behalf concerning the above-mentioned properties. The parcel is located on Stoney Brook Lane in Stratham and Exeter, NH.

I hereby appoint the above entities, as my agent, to act on my behalf in the local and state permitting process, to include any required application signatures.

Date: 7/22/21

Labonte Investment Realty, LLC

By: V Russell manager

Date: 7/22/2021

Lionel R. Labonte Revocable Trust

By: Don J. [Signature] 7/22/2021

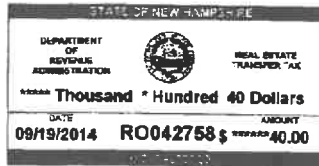
(8)

BK 5561 PG 1913

Return to:
SML 97922

McLane, Graf, Raulerson & Middleton
900 Elm Street, P.O. Box 326
Manchester, NH 03105-0326

035655



WARRANTY DEED

LIONEL R. LABONTE, a single person, with a mailing address of 355 Route 125, Brentwood, NH 03833, for consideration paid, GRANTS to **LIONEL R. LABONTE**, **TRUSTEE OF THE LIONEL R. LABONTE REVOCABLE TRUST**, a New Hampshire trust created u/d/t dated May 24, 2011, as amended on July 14, 2014, with a mailing address of 355 Route 125, Brentwood, NH 03833, with **WARRANTY COVENANTS**, the following property more particularly described as follows:

A certain parcel of land, containing one (1) acre, with the buildings thereon, situate in Stratham, County of Rockingham, State of New Hampshire, on the Northwesterly side of Portsmouth Avenue, bounded and described as follows:

1. Beginning at the Southwesterly corner of land now or formerly of the heirs of Richard M. Scammon at an iron pipe set in the ground at Portsmouth Avenue,
2. By said Avenue (N.H. Route 101-108) South 37° 24' West 165.4 feet to a stake set in the pavement at land of Stratham Hardware and Lumber Company, Inc.;
3. North 47° 43' West by other land of Stratham Hardware and Lumber Company, Inc. 84 feet to a utility pole hereinafter referred to;
4. North 54° 30' West by said other land of Stratham Hardware and Lumber Company, Inc. 164 feet to an iron pipe set in the ground;
5. North 39° 16' East 180.2 feet to an iron pipe set in the ground in the stone wall at land now or formerly of said Scammon;
6. South 54° 30' East by stone wall 137 feet to the end of the wall;

2014 SEP 19 AM 11:38

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

7. South 41° 32' East by said Scammon land 109.4 feet to said Portsmouth Avenue at the point of beginning.

RESERVING to said Stratham Hardware and Lumber Company, Inc. the privilege of maintaining a power line leading from Portsmouth Avenue to the mill of said Stratham Hardware and Lumber Company, Inc. lying Westerly of the described premises, said power line running from a pole on the Southerly boundary line in a Northwesterly direction over the Southwesterly area of the described premises.

Also conveying all right, title 4nd interest to land described in deed of Stratham Hardware and Lumber Co., Inc. to McCoy, et al, dated October 28, 1963 and recorded in Rockingham County Registry of Deeds, at Book 1694, Page 379.

MEANING AND INTENDING to describe the same premises conveyed to Lionel R. Labonte by Deed of David C. Engel, Lynn D. Morse and Mark S. Gearreald dated August 6, 1998, and recorded at Book 3315, Page 2261.

This transfer of property is into a revocable trust, the beneficial interest of which are not represented by transferable shares, for estate planning purposes as a testamentary substitute for which minimum transfer tax are payable, in accordance with Rev. 802.02.

This deed was prepared from information supplied by the within Grantor, and no independent title examination has been performed.

This is not the homestead property of any person.

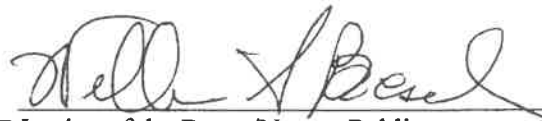
Dated this 3rd day of Sept., 2014.


Lionel R. Labonte

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 3rd day of Sept, 2014 by Lionel R. Labonte.




Justice of the Peace/Notary Public
Print Name:
My Commission Expires:

[seal]

(7)

Return to:
SMIL 97925
~~McLane, Graf, Raulerson & Middleton~~
~~900 Elm Street, P.O. Box 326~~
~~Manchester, NH 03105-0326~~



035664

2014 SEP 19 AM 11:38

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

WARRANTY DEED

LIONEL R. LABONTE, a single person, with a mailing address of 355 Route 125, Brentwood, NH 03833, for consideration paid, GRANTS to **LABONTE INVESTMENT REALTY, LLC**, a New Hampshire limited liability company, with a mailing address of 355 Route 125, Brentwood, NH 03833, with **WARRANTY COVENANTS**, the following property more particularly described as follows:

A certain tract or parcel of land with the buildings thereon, located in the towns of Exeter and Stratham, Rockingham County, New Hampshire, being shown on Plan D-18051 recorded in Rockingham County Registry of Deeds, entitled "Plan of Land Stratham & Exeter N.H. for Lionel R. Labonte," prepared by Durgin-Schofield Associates, dated Dec. 1987, and further bounded and described as follows:

1. Beginning at a point shown on said plan at the northwest corner of the herein described premises at the intersection of the "approximate mean high water line" of the Squamscott River and the Exeter/Hampton Expressway;
2. S 75° 50' 38" E 474.74 feet to a New Hampshire Highway Bound found;
3. Easterly around a curve the radius of which is 2744.90 feet along a highway fence to a New Hampshire Highway Bound found;
4. S 37° 49' 11" E 1,128.68 feet to a New Hampshire Highway Bound found;
5. S 12° 42' 15" E 165.38 feet to a New Hampshire Highway Bound found;
6. S 37° 49' 11" E 276.33 feet to an iron pin found,
7. N 72° 13' 41" W 0.42 feet to an iron pin found;

8. N 72° 13' 41" W 113.66 feet to an iron rod set;
9. S 46° 26' 13" W 204.58 feet to an iron rod found;
10. N 46° 11' 31" W 75.00 feet to an iron rod found;
11. S 44° 39' 51" W 150 feet to an iron rod found;
12. S 46° 13' 15" E 75.00 feet along the east side of Stoney Brook Lane to an iron rod set;
13. S 43° 46' 45" W across said Stoney Brook Lane 40.00 feet to an iron rod set;
14. N 46° 13' 15" W 75 feet along the west side of Stoney Brook Lane to an iron rod set;
15. S 43° 46' 45" W 103.35 feet to an iron rod set;
16. N 50° 43' 33" W 483.94 feet to an iron rod set;
17. S 69° 19' 03" W 217.90 feet to a point at the approximate mean high water line of Wheelwright Creek shown on said plan;
18. Along the approximate mean high water line of Wheelwright Creek and the Squamscott River in a generally westerly and northerly direction as shown on said plan to the point of beginning.

For title, see deeds of Julia S. Scammon to Lionel R. Labonte and Greta Labonte as joint tenants dated June 30, 1967 recorded in the Rockingham County Registry of Deeds at Book 1870, Page 364; Edward L. Laviolette and Marguerite F. Laviolette to Lionel R. Labonte dated October 9, 1986 recorded in the Rockingham County Registry of Deeds at Book 2636, Page 566; and Edward L. Laviolette and Marguerite F. Laviolette to Lionel R. Labonte and Greta Labonte as joint tenants dated June 17, 1969 recorded in the Rockingham County Registry of Deeds at Book 1970, Page 472. Greta Labonte died October 17, 1997. See Death certificate recorded in the Rockingham County Registry of Deeds at Book 3258, Page 202.

See also deed from Lionel R. Labonte to the Roman Catholic Bishop of Manchester dated November 2, 2002 and recorded in Book 3890, Page 2337, as affected by Affidavit of Lionel R. Labonte recorded in Book 5435, Page 612 and Affidavit of The Roman Catholic Bishop of Manchester and St. Michael Parish recorded in Book 5435, Page 609.

This deed was prepared from information supplied by the within Grantor, and no independent title examination has been performed.

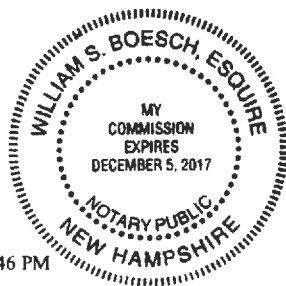
This is not the homestead property of any person.

Dated this 3rd day of Sept., 2014.

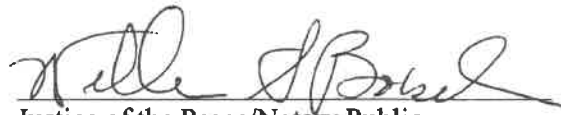

Lionel R. Labonte

STATE OF NEW HAMPSHIRE
COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 3rd day of Sept., 2014 by Lionel R. Labonte.



8011046_1.doc
August 5, 2014 3:22:46 PM


Justice of the Peace/Notary Public
Print Name:
My Commission Expires:
[seal]



0 foot Abutters List Report

Stratham, NH
December 07, 2021

Subject Properties:

Parcel Number:	04-001-000	Mailing Address:	LABONTE, LIONEL REVOCABLE TRST
CAMA Number:	04-001-000		C/O STRATHAM TIRE
Property Address:	13 STONEYBROOK LANE		355 ROUTE 125
			BRENTWOOD, NH 03833

Parcel Number:	04-007-000	Mailing Address:	LABONTE INVESTMENT REALTY, LLC
CAMA Number:	04-007-000		C/O STRATHAM TIRE
Property Address:	15 STONEYBROOK LANE		355 ROUTE 125
			BRENTWOOD, NH 03833

Abutters:

Parcel Number:	04-002-000	Mailing Address:	DAIGLE, BRIAN J. DAIGLE, DAHLIA A.
CAMA Number:	04-002-000		11 STONEYBROOK LANE
Property Address:	11 STONEYBROOK LANE		STRATHAM, NH 03885

Parcel Number:	04-003-000	Mailing Address:	SARNIA PROPERTIES, INC. C/O
CAMA Number:	04-003-000		CPMANAGEMENT, INC.
Property Address:	3 PORTSMOUTH AVENUE		11 COURT STREET, SUITE 100
			EXETER, NH 03833

Parcel Number:	04-008-000	Mailing Address:	STRATHAM-WEST ROAD, LLC
CAMA Number:	04-008-000		142 PORTSMOUTH AVENUE
Property Address:	1 WEST ROAD		STRATHAM, NH 03885

Parcel Number:	04-009-000	Mailing Address:	ROUTE 11 INVESTMENTS INC
CAMA Number:	04-009-000		142 PORTSMOUTH AVENUE
Property Address:	4 WEST ROAD		STRATHAM, NH 03885

Parcel Number:	04-010-000	Mailing Address:	NPS2 LLC C/O SHAW'S #7621
CAMA Number:	04-010-000		ATT: PARADIGM TAX GROUP P. O. BOX
Property Address:	100 SHAW'S LANE		800729
			DALLAS, TX 75380

Parcel Number:	04-010-000	Mailing Address:	CAMBRIDGE TRUST COMPANY ATTN:
CAMA Number:	04-010-001		ACCOUNTS PAYABLE
Property Address:	17 PORTSMOUTH AVENUE		78 BLANCHARD ROAD 5TH FLOOR
			BURLINGTON, MA 01803

Parcel Number:	04-010-000	Mailing Address:	110 GRILL SL STRATHAM, LLC
CAMA Number:	04-010-002		4 LAN DRIVE
Property Address:	19 PORTSMOUTH AVENUE		WESTFORD, MA 01886

Parcel Number:	04-019-000	Mailing Address:	BASSETT, STEPHEN REVOC TRUST
CAMA Number:	04-019-000		BASSETT, STEPHEN -TRUSTEE
Property Address:	10 STRATHAM HEIGHTS RD		123 EXETER ROAD
			HAMPTON FALLS, NH 03844



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12/7/2021

Page 1 of 2



0 foot Abutters List Report

Stratham, NH
December 07, 2021

Parcel Number: 04-020-000
CAMA Number: 04-020-000
Property Address: 2 STRATHAM HEIGHTS RD

Mailing Address: COBALT PROPERTIES NH CORP C/O
IRVING OIL LIMITED
ATTN CORPORATE REAL ESTATE P. O.
BOX 868
CALAIS, ME 04619

Parcel Number: 08-001-000
CAMA Number: 08-001-000
Property Address: OFF ROUTE 101

Mailing Address: THE SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301

JONES & BEACH ENGINEERS, INC., ATTN. JOSEPH CORONATI, PO BOX 219, STRATHAM, NH 03833

TUCK REALTY CORP., ATTN. TURNER PORTER, PO BOX 190, EXETER, NH 03833



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12/7/2021

Page 2 of 2

110 GRILL SL STRATHAM, LL
4 LAN DRIVE
WESTFORD, MA 01886

JONES & BEACH ENGINEERS
ATTN. JOSEPH CORONATI
PO BOX 219
STRATHAM, NH 03885

BASSETT, STEPHEN REVOC TR
BASSETT, STEPHEN -TRUSTEE
123 EXETER ROAD
HAMPTON FALLS, NH 03844

TUCK REALTY CORP
ATTN. TURNER PORTER
PO BOX 190
EXETER, NH 03833

CAMBRIDGE TRUST COMPANY
ATTN: ACCOUNTS PAYABLE
78 BLANCHARD ROAD
5TH FLOOR
BURLINGTON, MA 01803

COBALT PROPERTIES NH CORP
C/O IRVING OIL LIMITED
ATTN CORPORATE REAL ESTATE
P. O. BOX 868
CALAIS, ME 04619

DAIGLE, BRIAN J.
DAIGLE, DAHLIA A.
11 STONEYBROOK LANE
STRATHAM, NH 03885

NPS2 LLC
C/O SHAW'S #7621
ATT: PARADIGM TAX GROUP
P. O. BOX 800729
DALLAS, TX 75380

ROUTE 11 INVESTMENTS INC
142 PORTSMOUTH AVENUE
STRATHAM, NH 03885

SARNIA PROPERTIES, INC.
C/O CPMANAGEMENT, INC.
11 COURT STREET, SUITE 100
EXETER, NH 03833

STRATHAM-WEST ROAD, LLC
142 PORTSMOUTH AVENUE
STRATHAM, NH 03885

THE SOCIETY FOR THE PROTE
OF NEW HAMPSHIRE FORESTS
54 PORTSMOUTH STREET
CONCORD, NH 03301

**ABUTTERS LIST (DIRECT)
AS OF
DECEMBER 10, 2021
13 & 15 STONEYBROOK LANE, STRATHAM, NH
JBE PROJECT No. 20720**

EXETER ABUTTERS:

49/15

50/2

52/97

EXETER TOWN OF

10 FRONT STREET

EXETER, NH 03833

3291/0185 (05/08/1998) – LOT 15

2782/0400 (02/22/89) – LOT 2

2828/1102 (02/28/90) – LOT 97

50/1

EXETER TOWN OF

CONSERVATION COMMISSION

10 FRONT STREET

EXETER, NH 03833

2782/0389 (02/22/89)

51/3-2

STATE OF NH

DOT

PO BOX 483

CONCORD, NH 03302

3200/2270 (02/25/97)

51/3-3

51/3-4

DADE AUTO HOLDINGS REALTY TR

ENXING, DANIEL J TRUSTEE

140 PORTSMOUTH AVE

EXETER, NH 03833

5983/1921 (03/01/19)

51/5

ST AMOUR REVOCABLE TRUST

BARBARA A ST AMOUR TRUSTEE

4 STONEYBROOK LANE

EXETER, NH 03833

5281/0173 (01/17/2012)

51/6

GEORGE H ANDERS REVOCABLE TRUST
GEORGE H ANDERS TRUSTEE
20 PORTSMOUTH AVE #33
EXETER, NH 03833
6091/2719 (03/03/20)

51/7

ERIC D BATEMAN
TRACEY W BATEMAN
10 STONEYBROOK LANE
EXETER, NH 03833
3454/2193 (02/11/00)

51/8

TWELVE STONEY BROOK LANE REVOCABLE TRUST
DOROTHEA M CLEARY OR WAYNE TAYLOR TRUSTEE
12 STONEYBROOK LANE
EXETER, NH 03833
5648/1409 (07/29/15)

51/9

FORCE JAMES J
FORCE JANEE E
14 STONEYBROOK LN
EXETER, NH 03833
5626/2703 (06/08/15)

51/10

LABONTE INVESTMENT REALTY LLC
355 ROUTE 125
BRENTWOOD, NH 03833
5561/1932 (09/03/14)

52/1

EXETER COUNTRY CLUB
PO BOX 1088
EXETER, NH 03833
1406/0290 (08/28/56)

EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833

EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833

EXETER TOWN OF
10 FRONT STREET
EXETER, NH 03833

EXETER TOWN OF
CONSERVATION COMMISSION
10 FRONT STREET
EXETER, NH 03833

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10 FRONT STREET
EXETER, NH 03833

EXETER TOWN OF
CONSERVATION COMMISSION
10 FRONT STREET
EXETER, NH 03833

STATE OF NH
DOT
PO BOX 483
CONCORD, NH 03302

STATE OF NH
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PO BOX 483
CONCORD, NH 03302

STATE OF NH
DOT
PO BOX 483
CONCORD, NH 03302

DADE AUTO HOLDINGS REALTY TR
ENXING, DANIEL J TRUSTEE
140 PORTSMOUTH AVE
EXETER, NH 03833

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140 PORTSMOUTH AVE
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BARBARA A ST AMOUR TRUSTEE
4 STONEYBROOK LANE
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ERIC D BATEMAN
TRACEY W BATEMAN
10 STONEYBROOK LANE
EXETER, NH 03833

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TWELVE STONEY BROOK LANE REVOCABLE
TRUST
DOROTHEA M CLEARY OR WAYNE TAYLOR
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12 STONEYBROOK LANE
EXETER, NH 03833

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FORCE JAMES J
FORCE JANEE E
14 STONEYBROOK LN
EXETER, NH 03833

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LABONTE INVESTMENT REALTY LLC
355 ROUTE 125
BRENTWOOD, NH 03833

LABONTE INVESTMENT REALTY LLC
355 ROUTE 125
BRENTWOOD, NH 03833

LABONTE INVESTMENT REALTY LLC
355 ROUTE 125
BRENTWOOD, NH 03833



8460

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EXETER COUNTRY CLUB
PO BOX 1088
EXETER, NH 03833

EXETER COUNTRY CLUB
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EXETER, NH 03833

EXETER COUNTRY CLUB
PO BOX 1088
EXETER, NH 03833

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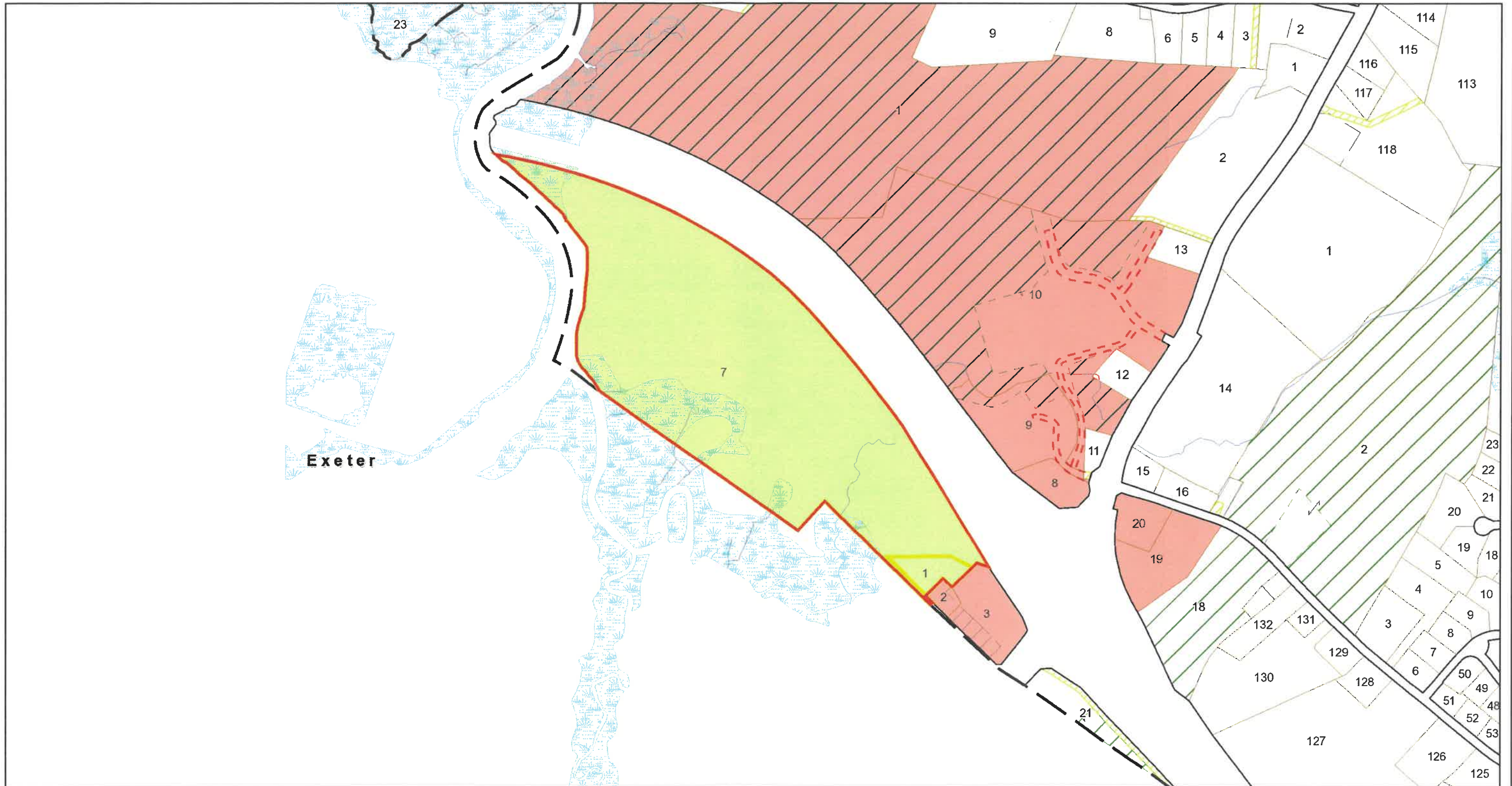
December 7, 2021

Stratham, NH

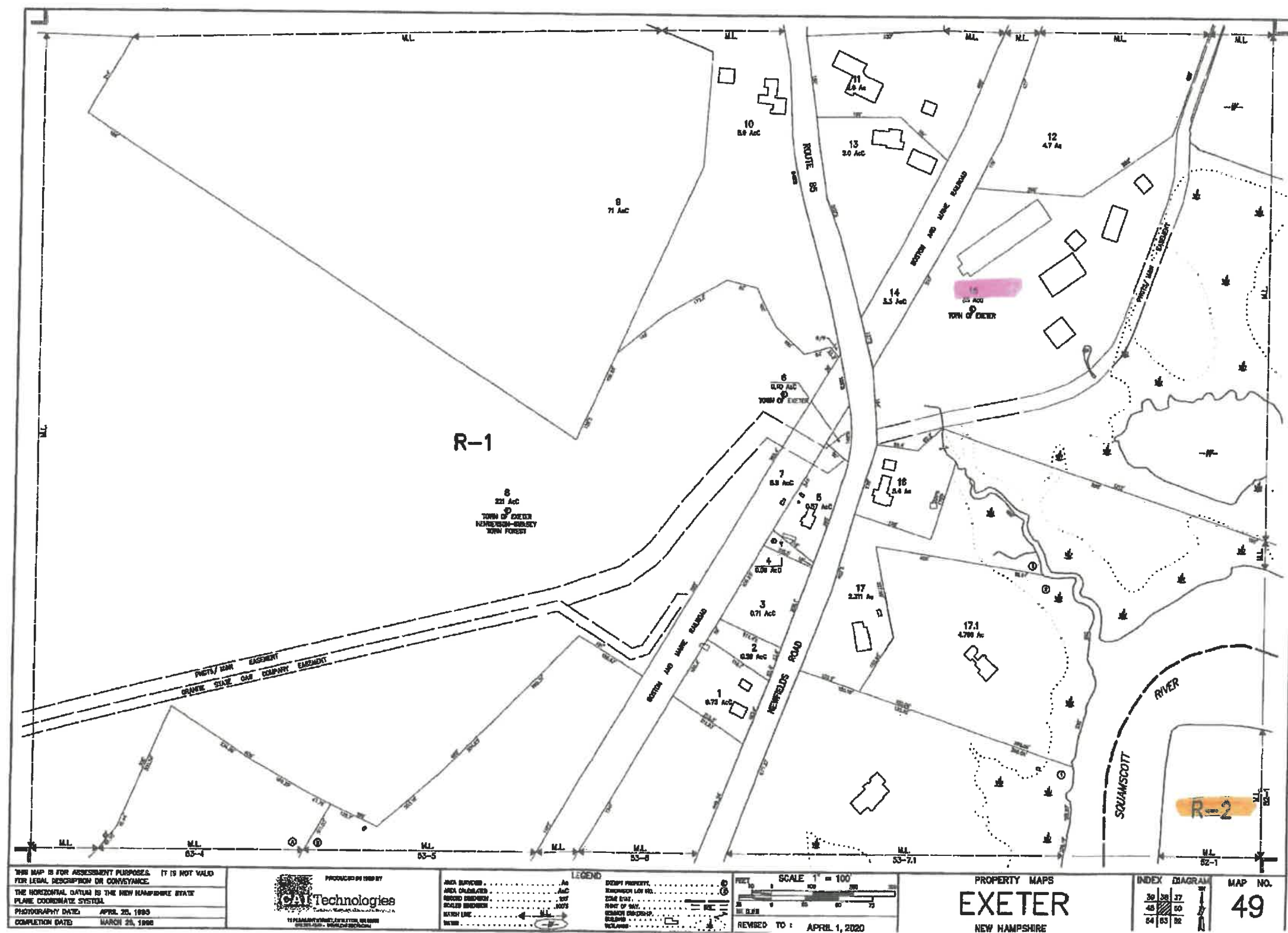
1 inch = 551 Feet

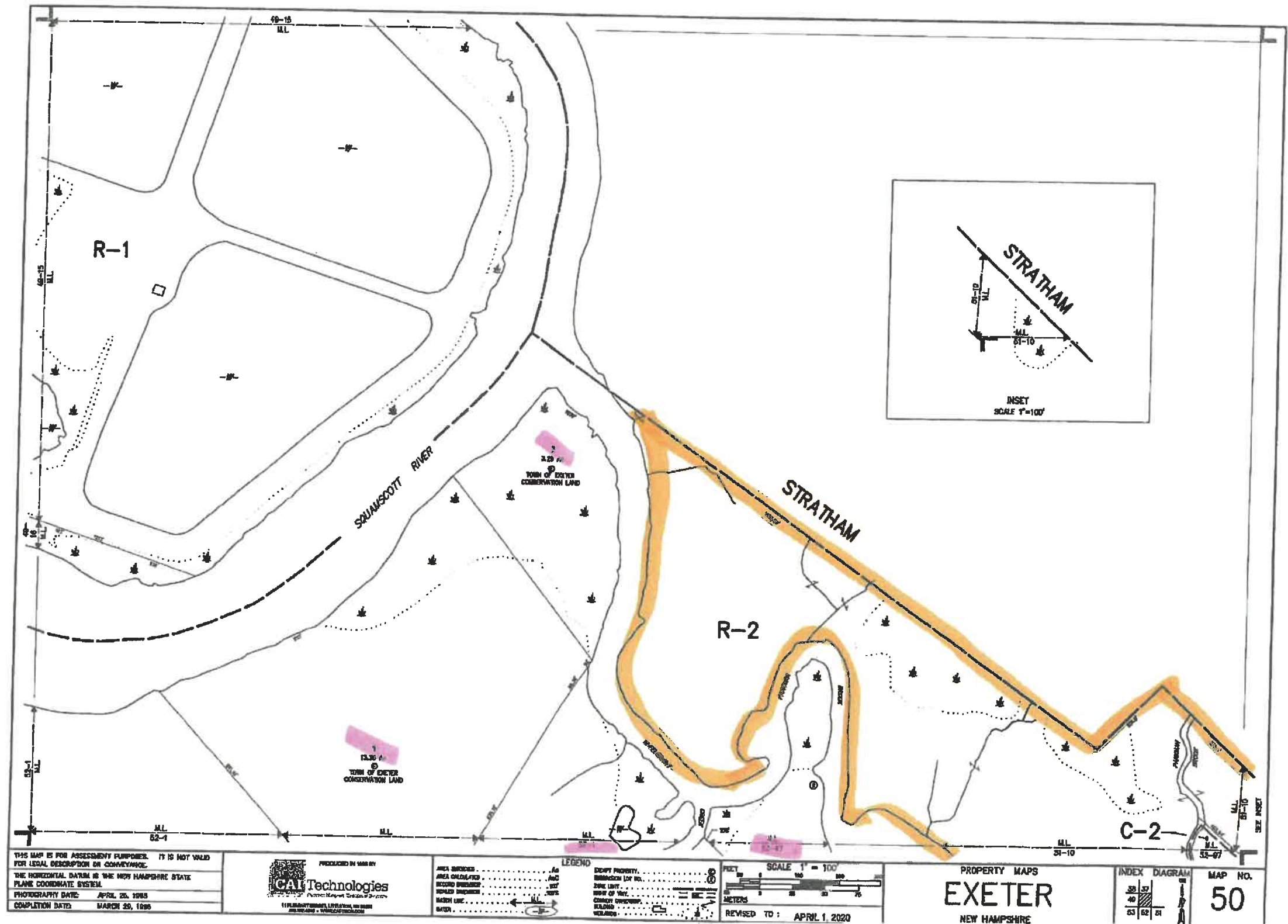


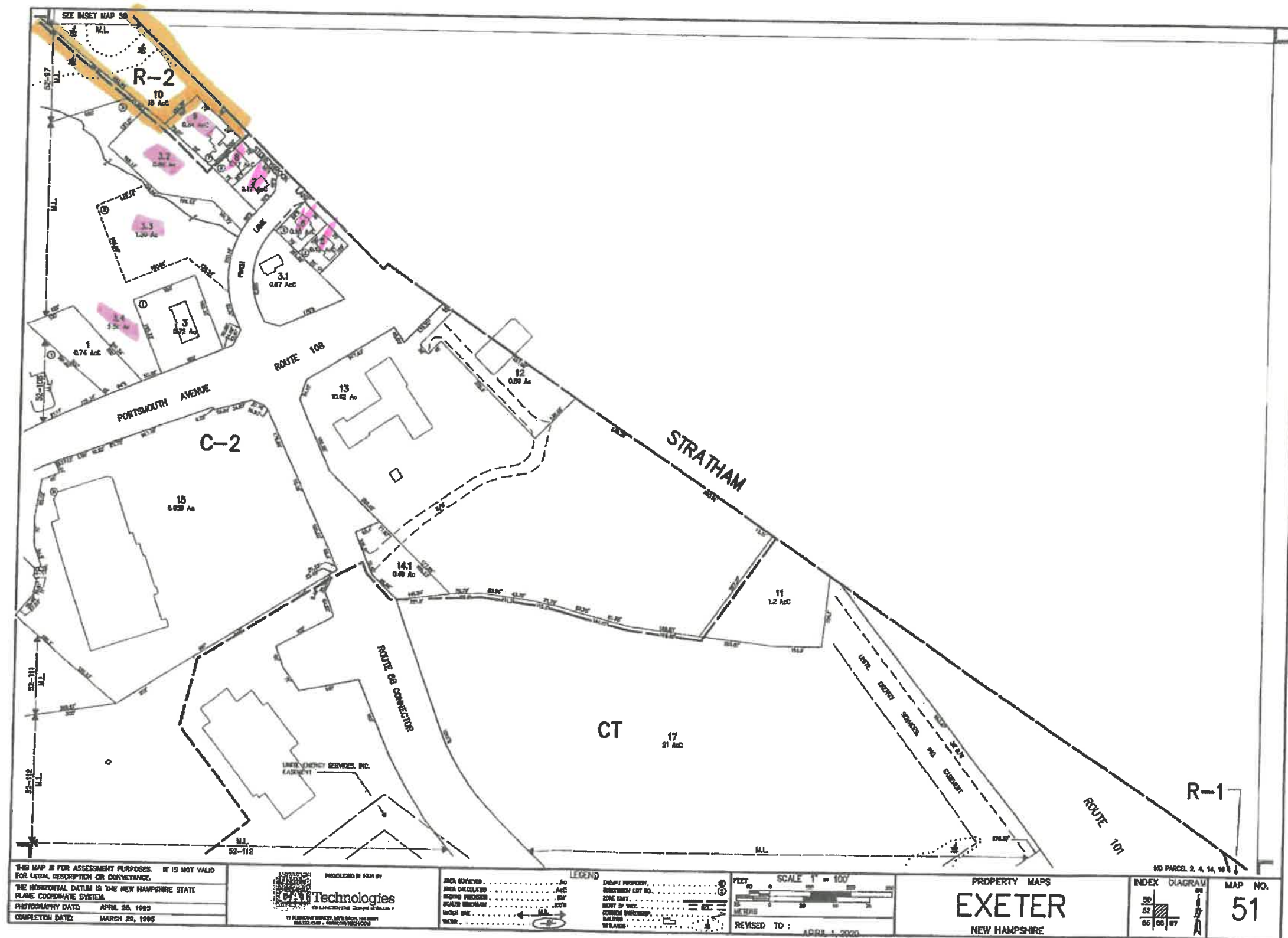
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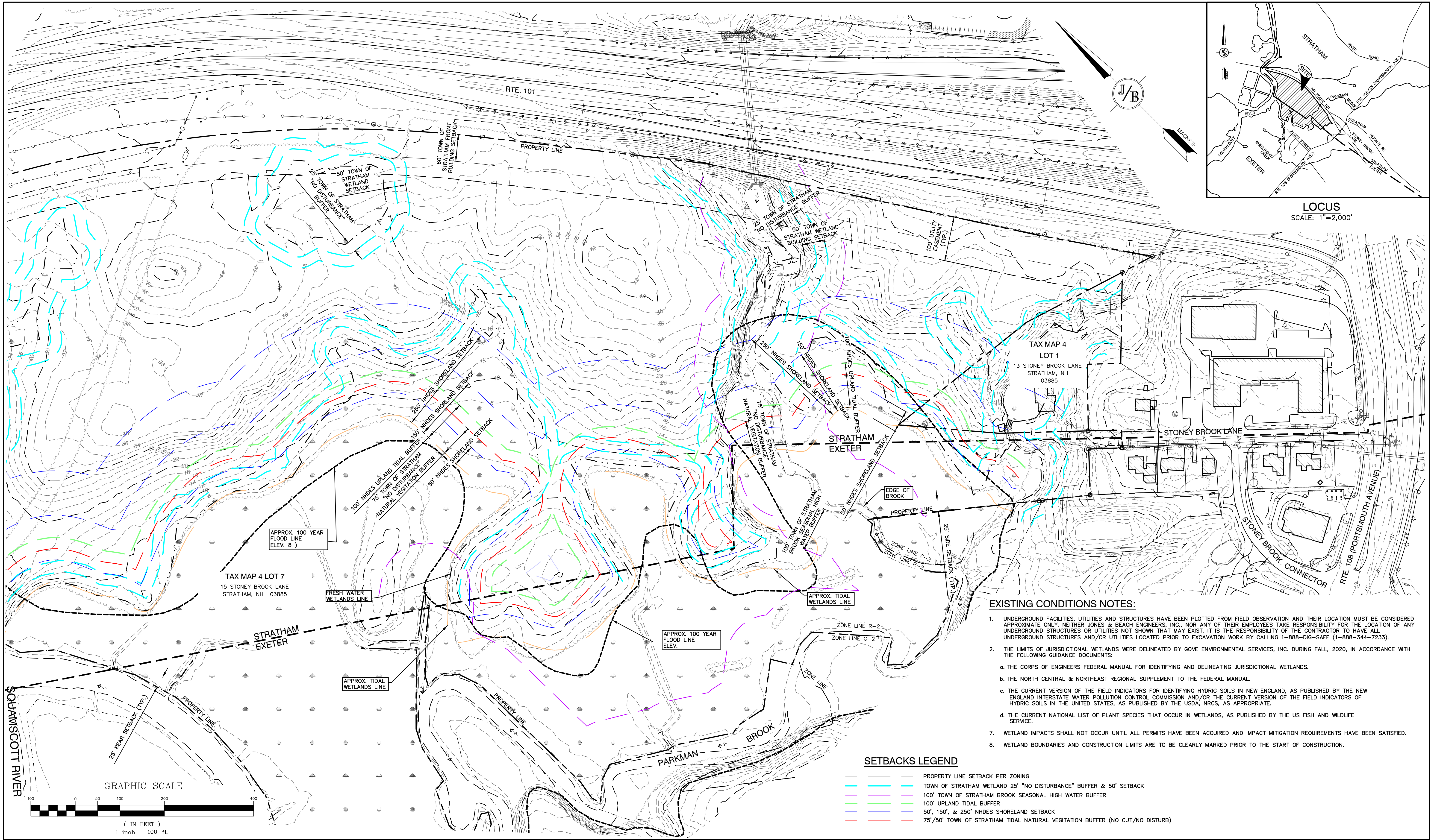






Town of Stratham
Capital Investment Schedule
Town Buildings & Grounds: Police
FY2022 Budget Preparation

Age	15	15	15	2	15	15	15	15	15	
Year	AC - 1	AC - 2	Elevator	Flooring	FRN 1	FRN 2	Generator	PLOT MAINT	RF - Shingle	Total
2022										0
2023										0
2024	9	9			4	4				26
2025										0
2026										0
2027										0
2028										0
2029										0
2030										0
2031										0
2032										0
2033										0
2034										0
2035										0
2036									35	35
Totals	9	9	0	0	4	4	0	0	35	61



Design: JAC	Draft: ERE	Date: 12/14/21
Checked: JAC	Scale: AS SHOWN	Project No.: 20720
Drawing Name: 20720-CONCEPT-9.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	12/14/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services

85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885

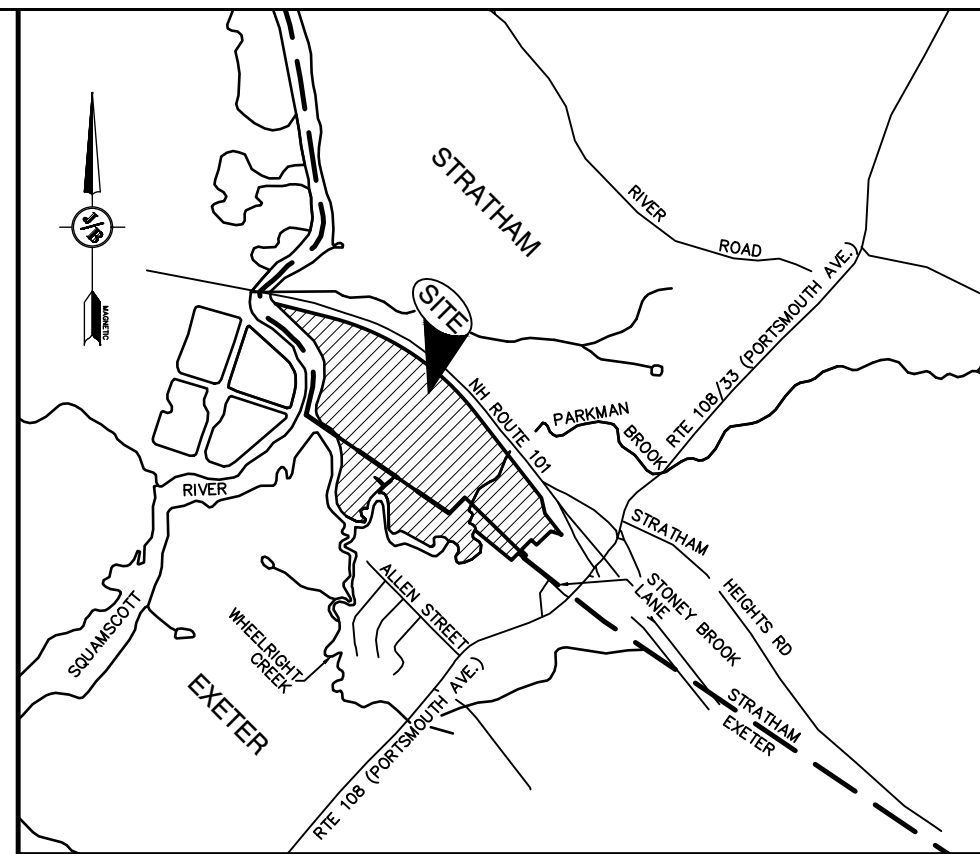
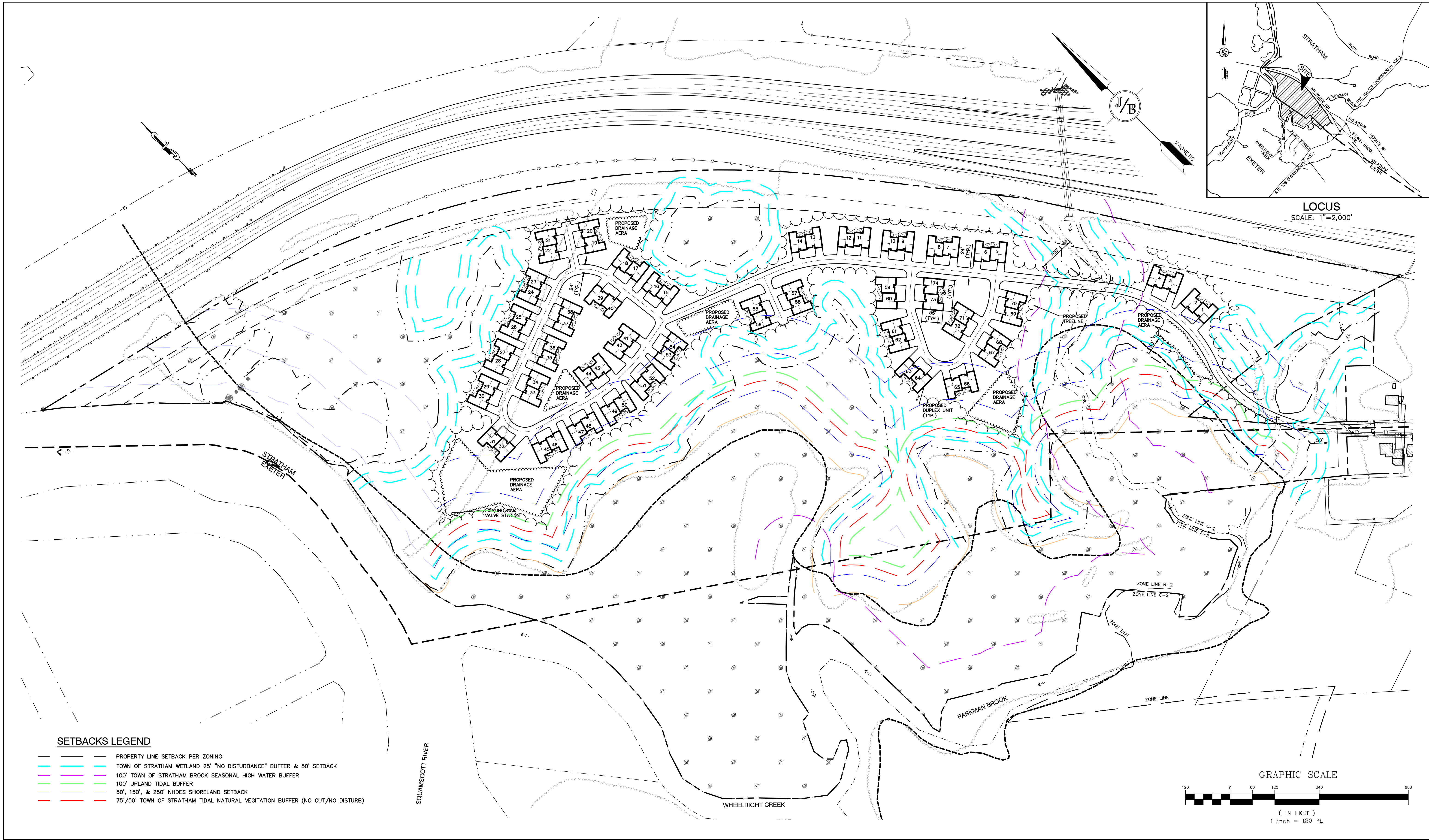
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	EXISTING CONDITIONS PLAN
Project:	STONEY BROOK PLACE 13 & 15 STONEY BROOK LANE, STRATHAM, NH
Client:	TUCK REALTY CORPORATION PO BOX 190, EXETER, NH 03833

DRAWING No.

C1

SHEET 1 OF 4
JBE PROJECT NO. 20720



LOCUS
SCALE: 1"=2,000'

SETBACKS LEGEND

- PROPERTY LINE SETBACK PER ZONING
- TOWN OF STRATHAM WETLAND 25' "NO DISTURBANCE" BUFFER & 50' SETBACK
- 100' TOWN OF STRATHAM BROOK SEASONAL HIGH WATER BUFFER
- 100' UPLAND TIDAL BUFFER
- 50', 150', & 250' NHDES SHORELAND SETBACK
- 75'/50' TOWN OF STRATHAM TIDAL NATURAL VEGETATION BUFFER (NO CUT/NO DISTURB)

GRAPHIC SCALE



Design: JAC	Draft: ERE	Date: 12/14/21
Checked: JAC	Scale: AS SHOWN	Project No.: 20720
Drawing Name: 20720-CONCEPT-9.DWG		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

0	12/14/21	ISSUED FOR REVIEW	ERE
REV.	DATE	REVISION	BY

J/B Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	OVERVIEW PLAN
Project:	STONE BROOK PLACE 13 & 15 STONEY BROOK LANE, STRATHAM, NH
Client:	TUCK REALTY CORPORATION PO BOX 190, EXETER, NH 03833

DRAWING No.
C4
SHEET 4 OF 4 JBE PROJECT NO. 20720



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
DATE: December 29, 2021
RE: **Planning Board representative to the Heritage Commission**

David Canada has served on the Heritage Commission since 2008, serving many years as the Select Board representative before taking over as the Planning Board representative after stepping down from the Select Board. In processing year-end paperwork, staff realized that his Planning Board appointment to the Heritage Commission expired in 2021. Mr. Canada has expressed interest in continuing to serve in the role and he is an active, dedicated member of the Heritage Commission

Staff would recommend re-appointing David Canada as the Planning Board's representative to the Heritage Commission for a term ending in 2023, when Mr. Canada is up for re-appointment to the Planning Board, so that his appointment coincides with his Planning Board term.



TOWN OF STRATHAM

Incorporated 1716

10 Bunker Hill Avenue · Stratham, NH 03885

Town Clerk/Tax Collector 603-772-4741

Select Board/Administration/Assessing 603-772-7391

Code Enforcement/Building Inspections/Planning 603-772-7391

Fax (All Offices) 603-775-0517

TO: Planning Board Members
FROM: Mark Connors, Town Planner
DATE: December 10, 2021, Revised December 30, 2021
RE: **Proposed 2022 Zoning Amendments**

The following outlines proposed Zoning Amendments for 2022 and for discussion at the December 15, 2021 meeting.

Amendment 1: Flexible/Mixed Use Development District. *Public Hearing Completed*

Amendment 2: Growth Management & Land Use Control. *Public Hearing Completed*

Amendment 3: Accessory Dwelling Units. *To delete Sub-Section 5.4 Accessory Dwelling Units in its entirety and to replace with a revised Sub-Section 5.4 Accessory Dwelling Units to clarify the requirements associated with accessory dwelling units and to enact additional requirements for detached accessory dwelling units to ensure that such uses do not create the appearance of two primary residences on a single lot. (See proposed edits in separate sheet)*

Amendment 4: Solar Energy Systems. *To delete Sub-Section 5.14.4.2 Setbacks for Solar Energy Systems in its entirety and replace with a revised Sub-Section 5.14.4.2 in order to require small-scale ground-mounted solar energy systems meet the minimum property setbacks of the applicable zoning district and to require medium- and large-scale systems be set back a minimum of 60 (sixty) feet from the front property boundary .*

5.14.4.2 Setbacks:

~~a. Small and medium scale ground mounted solar energy systems accessory to principal use may be located no closer than [1/2 of the setback that would otherwise apply] from the side or rear lot line. All ground mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.~~

~~b. Small and medium scale ground mounted solar energy systems accessory to a principal use may be located no closer than twenty (20) feet from the front, side or rear lot line. All ground mounted solar energy systems in residential districts shall be installed either in the side yard or rear yard to the extent practicable.~~

a. Small-scale ground-mounted solar energy systems accessory to a principal use must adhere to all of the setback requirements of the applicable zoning district. All ground-mounted solar energy systems in residential districts shall be installed in the side yard or rear yard to the extent practicable.

b. Medium- and Large-scale ground-mounted solar energy systems shall be set back a minimum of 60 (sixty) feet from the boundary with any public right-of-way and adhere to all other applicable setback requirements of the applicable zoning district.

Amendment 5: Route 33 Legacy Highway Heritage District. *To create a new zoning district, the Route 33 Legacy Highway Heritage District, for parcels with frontages along the Route 33 corridor from the Town Center District to the Greenland town line. The intent of the District is to encourage historic preservation and adaptive re-use of structure through both greater regulation of demolitions and major building alterations as well as through greater flexibility in land uses. (See proposed new zoning district in separate sheet)*

Amendment 6: Table of Uses. *To delete Section 3.6 Table of Uses and Footnotes to Table 3.6 in its entirety and replace with a revised Section 3.6 Table of Uses and Footnotes to Table 3.6 in order to better clarify permitted and prohibited uses by zoning district. This amendment would also permit Personal Services in the Professional/Residential District and account for land uses in the new Route 33 Legacy Highway Heritage District. (See proposed edits at the end of this document).*

Amendment 7: Definitions. *To amend Section II Definitions to provide definitions for land uses included in the Table of Uses to better define and clarify the permitted nature and scope of land uses.*

Definitions to be added:

Art Studio or Gallery: A space used by an artist or artists for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, and pottery; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are permitted accessory uses.

Bed & Breakfast or Inn - A use conducted by the resident and owner of the property where overnight accommodations to the general public are offered on a transient basis and where a full or continental breakfast is offered to overnight guests. The owner of the inn shall maintain his or her full-time residence at the property and no more than ten rooms or suites may be offered for overnight accommodations. A Bed & Breakfast or Inn may include an accessory small restaurant or tavern provided it is clearly accessory to the primary use and does not exceed a total of 2,000 square-feet of interior space.

Brew Pub: A manufacturer of beer or specialty beer, not exceeding 2,500 barrels annually, which as a functional part of its business, maintains a full service restaurant serving the beer it manufactures.

Small Conference Center - A facility, located in a building, which is rented, leased, or otherwise made available to any person or group for the purpose of hosting public or private events of a social, civic, or business nature, often with accommodations for food service for guests. Occupancy of Small Conference Centers shall be restricted to a total of no more than 50 guests at any one time.

Large Conference Center: A facility, located in a building, which is rented, leased, or otherwise made available to any person or group for the purpose of hosting public or private events of a

social, civic, or business nature, often with accommodations for food service for guests. Occupancy of Large Conference Centers shall be for more than 50 guests but restricted to a total of no more than 250 guests at any one time.

Educational Facilities: A public elementary or secondary school, seminary, parochial school or private education institution having a curriculum similar to that ordinarily given in grades one through twelve in a public school system. An educational facility may also include a use that primarily provides tutoring services or continuing education classes, or one that regularly provides classes or seminars or screens films dedicated to expanding academic understanding or facilitating community discussions.

Hotel or Motel: A use where overnight accommodations to the general public are offered on a transient basis. A hotel or motel shall include more than ten rooms for overnight occupancy and may include restaurants or dining facilities and facilities for guest use including swimming pools, athletic courts,

Nursing Homes and Rehabilitation Centers - A facility providing room and board together with continuing medical or nursing supervision, or medical care or treatment, but not including a facility that is primarily for the provision of alcohol, drug abuse or mental health services. Uses include licensed nursing homes, rest homes, convalescent care facilities, rehabilitation hospitals, and/or hospice centers.

Small Restaurant: An establishment where food is prepared, served and consumed primarily within a building where the restaurant use does not either exceed either a maximum gross interior square footage of 2,500 square-feet or a maximum of 80 seats for diners, whichever is smaller.

Large Restaurant: An establishment where food is prepared, served and consumed primarily within a building where the restaurant use exceeds a gross interior square footage of 2,500 square-feet or includes seating for more than 80 diners.

Amendment 8: Table of Dimensional Requirements. *To amend Section 4.2 Table of Dimensional Requirements and Section 4.3 Explanatory Notes to clarify that ‘porkchop lots’ with reduced frontages are prohibited and to clarify that the minimum frontage requirement for parcels in the Professional/Residential District is 150-feet.*

Amendment 9: Affordable Senior Housing. *To eliminate Section 5.7 Affordable Senior Housing and re-number subsequent sections of the Ordinance, because the Ordinance already provides for Elderly Affordable Housing and this section is duplicative. This is a housekeeping amendment to eliminate inconsistencies related to the land use in the Ordinance.*

Amendment 10: Building Ordinance. *To amend Section 16.2.1 of the Building Ordinance to add a Sub-Section A to prohibit the issuance of building permits for a property if existing non-inspected permits are outstanding on the property. This amendment would require property owners to address any outstanding issues related to previously issued building permits and allow for necessary inspections before a new building permit for the same property could be issued.*

New proposed text is highlighted in bold.

16.2.1 Permit Required: Any person before commencing work on the erection or alteration of any building or structure must first obtain a permit duly granted for such erection or alteration by

the Building Inspector. Before a permit shall be issued by the Building Inspector, he shall determine whether the proposed construction or alterations conforms to all the conditions of this Ordinance. For the construction of agricultural buildings with no public use (public use is defined as use that includes the general public utilizing the proposed structure) there shall be no Planning Board review required and permitting will comply with Appendix C, Group U – Agricultural Buildings found in the NH State Building Code. (Rev. 3/16)

16.2.1(a) Action on application. Permits shall not be issued when there is found to be previously issued and non-inspected permit(s) already issued for the property that has been outstanding for a period of six months or more. Only when previously issued permit(s) is (are) closed out, inspections successfully completed, any non-conformances corrected, and any outstanding fees owed to the Town paid, may a new permit for the same property be issued.

New Uses Highlighted in Green, Uses proposed for elimination highlighted in Red, Changes in Uses highlighted in Yellow

TABLE 3.6 TABLE OF USES

USES:		ZONING DISTRICT							
A. <u>RESIDENTIAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD ¹⁰
1. Single-Family Dwelling.	P	P	P	P	X	X	X	X	P
2. Two-Family Dwelling.	P	P	P	P	X	S/C	X	X	P
3. Multi-Family Dwelling in accordance with Section 5.8 of this Ordinance.	X	X	C	P	C	C	C	X	C
4. Cluster Developments by conditional use permit in accordance with Section VIII of this Ordinance. (Rev. 3/99) Also Senior Housing as set forth in Section 5.7 (3/05)	C	X	C	P	C	C	X	X	C
5. Workforce Housing and Elderly Affordable Housing in accordance with Section 5.8 of this Ordinance.	C	X	C	P	C	C	C	X	C
6. Planned Retirement Communities and Elderly Affordable Housing in accordance with Sections 5.6 and 5.8 of this Ordinance ¹⁶	X	X	X	X	X	X	X	X	X
6. Manufactured Housing;	P	P	X	P	C	X	X	X	X
7. Mobile Homes; in accordance with Section IX of this Ordinance.	X	P	X	X	X	X	X	X	X
8. Home Occupations in accordance with Sections 2.1.27, 5.13 (3/10)	S/C	S/C	S/C	P	C	X	X	X	S/C
9. Accessory Dwelling Units in accordance with Section 5.4. (Rev. 3/22)	P	P	P	P	X	X	X	X	P

B. <u>TEMPORARY RESIDENTIAL USES</u>	-								
1. Overnight and Day Camps, Cottage Colonies, Vacation Resorts, and similar Recreational Facilities.	S/C	S/C	X	X	C	X	X	X	C
2. Bed and Breakfast Inns.	S/C	S/C	S/C	P	C	P	P	X	P
3. Hotels, Motels, and Hostels. (Rev. 3/98)	X	X	X	P	C	P	C	X	X

C. <u>OUTDOOR/ RECREATIONAL USES:</u>									
1. Forestry, Wildlife, Timber Preserves, Reservoirs, and Nature Study areas.	P	P	P	P	C	P	P	P	P
2. Public Parks and Playgrounds.	P	P	P	P	C	P	S/C	S/C	P

3. Commercial Riding Stables and Riding Trails.	S/C	S/C	X	X	X	X	X	X	C
4. Historic Building or Site open to public.	P	P	P	P	C	P	P	P	P
5. Recreational Camping Parks, Recreational Areas, Residential Tenting and Recreational Vehicles.	S/C	S/C	X	X	C	X	X	X	C

D. <u>AGRICULTURAL / FORESTRY USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD ¹⁰
1. Farming , Agriculture and Agritourism ¹ , including Dairying, Livestock, Animal and Poultry Raising, Tilling of Soil, Horticulture, Crop Production, including customary accessory uses.	P	P	P	P	C	P	P	P	P
2. Tree Farming, Commercial Timbering, Non-commercial Harvesting of Forest Products.	P	P	X	P ¹	C	P	P	S/C	P

USES:	ZONING DISTRICT								
E. <u>INSTITUTIONAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD ¹⁰
1. Private Schools, Nursery through College.	S/C	S/C	X	P	C	S/C	S/C	S/C	
1. Educational Facilities	S/C	S/C	X	P	P	S/C	S/C	S/C	P
2. Day-Care Facilities. (Rev. 3/95)	S/C	S/C	S/C	P	C	S/C	C	S/C	P
3. Senior Citizen Centers.	S/C	S/C	S/C	P	C	X	C	X	
3. Community Centers, Art Galleries and Small Performing Arts Venues (limited to a total occupancy of no more than 50 persons)	S/C	S/C	S/C	P	P	X	C	X	P
4. Non-profit Lodges and Fraternal Organizations.	S/C	S/C	X	P	C	X	X	S/C	P
5. Hospitals, Nursing Homes and Rehabilitation Centers.	X	X	X	X	C	S/C	S/C	S/C	X
6. Nursing Homes and Rehabilitation Centers	X	X	X	X	C	S/C	S/C	S/C	C
7. Funeral Home or Parlor.	X	X	X	P	C	S/C	S/C	X	X
8. Place of worship plus customary ancillary facilities. (Rev. 3/89)	S/C	S/C	P	P	C	X	X	C ⁹	P
9. Cemetery.	P	P	P	P	C	X	X	X	P
10. Public Utilities.	S/C	S/C	S/C	P	C	S/C	S/C	S/C	S/C
11. Municipal Buildings.	P	P	P	P	C	P	P	P	P

F. <u>COMMERCIAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD ¹⁰
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1. Retail Sales. (Rev. 3/13)	X	X	C ²	P	P	P	P	S/C	C ¹⁷
2. Personal Services. (Rev. 3/13)	X	X	P	P	P	P	P	P	C
3. Commercial Services.(Rev. 3/13)	X	X	X	P	P	P	P	P	C
4. Professional Office. (Rev. 3/13)	X	X	P	P	P	P	P	P	P
5. Banks & Lending Institutions	X	X	S/C	P	P	P	P	P	C
F. COMMERCIAL USES:	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD¹⁰
6. Restaurants	X	X	X	P	P	P	P	C ⁹	C
6. Small Restaurants (under 2,500 square-feet of gross interior space)	X	X	C	P	P	P	P	C ⁹	C
7. Large Restaurants (over 2,500 square-feet of gross interior space)	X	X	X	P	P	P	P	C ⁹	X
8. Brew Pubs	X	X	X	P	P	P	P	C ⁹	X
9. Nano Breweries ¹²	X	X	X	P	P	P	P	P	C
10. Wineries	X	X	X	C	P	P	P	X	C
11. Filling Stations, Service Stations.	X	X	X	X	C	X	X	X	
12. Motor Vehicle Dealerships, Repair Garages, Body Shops, Paint Shops. (Rev. 3/99)	X	X	X	X	C	X	X	X	
11. Motor Vehicle Dealerships ¹⁴ , Automobile Service Facilities, and Gasoline Stations	X	X	X	X	C	X	X	X	X
12. Parking Lots or Parking Garages as a primary use ¹⁵	X	X	X	X	X	X	X	X	X
13. Veterinary Hospitals.	X	X	X	P	C	P	P	X	S/C
14. Kennels, with a minimum lot size of five acres and a structure setback of a minimum of 100 feet from all lot lines.	S/C	X	X	X	C	S/C	S/C	X	S/C
15. Airports, Runways, Control Towers, Administration Buildings, Hangars.	X	X	X	X	X	X	X	X	X
16. Drive-through Services	X	X	X	C	C	X	X	X	X
17. Society for Prevention of Cruelty to Animals. (Rev. 3/97)	S/C	X	P	X	X	X	X	X	X

USES:	ZONING DISTRICT								
F. COMMERCIAL USES:	R/A	MAH	PRE	TC	GCBD	SC	CLIO	IND	33HD¹⁰
13. Adult Uses. (Adopted 3/93)	X	X	X	X	S/C ⁵	S/C ⁵	X	X	X
14. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	X	X
15. Self Storage or Warehousing. (Adopted 3/99)	X	X	X	X	C ⁷	C ⁷	C ⁷	X	X

16. Small Conference Center or Event Venue (with a capacity of 50 or fewer occupants)	X	X	X	P	P	P	X	X	C
17. Large Conference Center Event Venue (with a capacity of more than 50 occupants)	X	X	X	P	P	P	X	X	X
18. Movie Theater, Indoor Entertainment Complex. (Adopted 3/09)	X	X	X	P	P	P	X	X	X

G. <u>INDUSTRIAL USES:</u>	R/A	MAH	PRE	TC	GCBD CZ	SC	CLIO	IND	33HD ¹⁰
1. Manufacturing, Assembly, Fabricating Operations.	X	X	X	X	C	X	C	P	X
2. Research and Development, Corporate, and Business Offices.	X	X	X	P	C	P	P	P	X
3. Warehousing and Wholesaling Operations.	X	X	X	X	C	S/C	C	P	X
4. Freight and Trucking Terminals.	X	X	X	X	C	S/C	C	S/C	X
5. Bulk Storage and Distribution of Goods, except Fuels.	X	X	X	X	X	X	C	P	X
6. Bulk Storage of Fossil Fuels.	X	X	X	X	X	X	X	X	X
7. Earth Products Removal subject to the provisions of Section X.	P	P	X	X	C	P	P	P	C
8. Commercial Sawmills.	X	X	X	X	X	S/C	X	S/C	X
9. Junk Yards, Recycling Centers.	X	X	X	X	X	X	X	S/C	X
10. Special Promotional Sales & Displays ⁶ . (Adopted 3/96)	X	X	X	P	P	P	P	X	X
11. Maker Space	X	X	C	P	P	P	P	P	C
12. Light Industrial (Adopted 3/98)	X	X	X	X	X	P ⁸	P	P	C

NEW ZONING TABLE FOOTNOTES AND USE DEFINITIONS

FOOTNOTES

¹ - ~~In the Town Center District~~, Agriculture and Agritourism as defined in Section II, Definitions, 2.1.6. Forestry uses permitted include tree farming, commercial timbering, non-commercial harvesting of forest products.

¹¹ - All uses are subject to the requirements and limitations of Section 3.10 Route 33/Legacy Highway Corridor District

¹² - As defined under NH RSA 178:12-a

¹⁴ - Motor Vehicle Dealerships shall not be limited to lots for storage of motor vehicles for sale. A Motor Vehicle Dealership must include a structure of at least 2,500 square-feet where sales and other functions of the dealership are conducted.

¹⁵ - Parking lots or parking garages, defined as a storage area for six or more motor vehicles, shall be prohibited as a primary use of a parcel. Parking lots and parking garages are permitted accessory uses.

¹⁶ - Planned Retirement Communities and Elderly Affordable Housing shall be permitted in the Planned Retirement Community District only and prohibited in all other zoning districts.

¹⁷ - Retail Uses in the Route 33 Legacy Highway Heritage District shall be limited to a maximum of 2,000 square-feet of interior space.

DEFINITIONS

See proposed additional definitions in the Proposed 2022 Zoning Amendments